

HARBORLIGHT COMMUNITY
PARTNERS, INC.
CLIENT COPY
2020
YEAR ENDING DECEMBER 31, 2020

JULY 28, 2021

HARBORLIGHT COMMUNITY PARTNERS, INC.
P.O. BOX 507
BEVERLY, MA 01915-4566
ATTENTION: TIM DONOVAN

DEAR TIM:

WE HAVE PREPARED THE FOLLOWING TAX RETURNS PRIMARILY FROM THE INFORMATION YOU FURNISHED. SINCE YOU HAVE THE FINAL RESPONSIBILITY FOR THE TAX RETURNS, YOU SHOULD REVIEW THEM CAREFULLY BEFORE YOU SIGN AND FILE THEM OR AUTHORIZE THEM TO BE ELECTRONICALLY FILED.

2020 FORM 990

2020 MASSACHUSETTS FORM PC

PLEASE REVIEW THE RETURN FOR COMPLETENESS AND ACCURACY.

WE RECOMMEND THAT YOU USE CERTIFIED MAIL WITH POST MARKED RECEIPT FOR PROOF OF TIMELY FILING.

PLEASE RETAIN ALL TAX RECORDS, CANCELLED CHECKS AND OTHER DOCUMENTS THAT WERE USED IN THE PREPARATION OF THESE RETURNS, AS THIS INFORMATION MAY BE REQUESTED SHOULD A TAXING AUTHORITY EXAMINE A RETURN.

YOUR COPY HAS EITHER BEEN INCLUDED IN THIS PACKAGE OR SENT TO YOU ELECTRONICALLY. PLEASE RETAIN FOR YOUR FILES.

INSTRUCTIONS FOR FILING THE ABOVE IS INCLUDED FOR EASY REFERENCE.

WE SINCERELY APPRECIATE THE OPPORTUNITY TO SERVE YOU. PLEASE CONTACT US IF YOU HAVE ANY QUESTIONS CONCERNING THE TAX RETURN.

VERY TRULY YOURS,

EDWARD G. MCNEIL, CPA
PARTNER

**IMPORTANT
PLEASE RESPOND IMMEDIATELY**

EFILE SIGNATURE AUTHORIZATION FORM(S)

****URGENT – NEW E-FILING RULE WITH MAJOR IMPACT****

DUE TO MORE STRINGENT STATE REQUIREMENTS REGARDING E-FILED RETURNS, WE MUST RECEIVE YOUR E-FILE FORMS WITHIN THE NEXT 5 DAYS OR BY RETURN'S DUE DATE IF EARLIER. IF NOT RECEIVED, YOUR E-FILING MAY BE DELAYED AND A HIGH LIKELIHOOD THAT WE WILL NEED YOU TO RE-SIGN AND DATE ONE OR MORE E-FILE FORMS.

PLEASE REVIEW YOUR TAX RETURN(S) IMMEDIATELY! YOUR TAX RETURN(S) CANNOT BE FILED BY US UNTIL WE RECEIVE THE ENCLOSED AUTHORIZATION FORM(S) FROM YOU AUTHORIZING US TO FILE THE ATTACHED FORMS!

**CURRENTLY, THE IRS WILL ACCEPT AN ELECTRONIC SIGNATURE FOR ALL
FEDERAL E-FILE FORMS.**

**AS THE STATE/LOCAL RULES MAY VARY, MANUAL SIGNATURES ARE
RECOMMENDED ON SUCH E-FILE AUTHORIZATION FORMS.**

RETURN THE SIGNED AND DATED AUTHORIZATION FORM(S) VIA:

- EMAIL: BOSTEFILE@COHNREZNICK.COM
- FAX: (617) 648-1190
- SECURE UPLOAD VIA SHAREFILE WEB SOLUTION: CLICK [THIS LINK](#) TO ACCESS
USE OTHER RETURN OPTIONS IF UNABLE TO ACCESS SHAREFILE LINK

IF AN ELECTRONIC PAYMENT IS BEING MADE WITH THE RETURN(S), PLEASE NOTIFY YOUR BANKING INSTITUTION OF THE PENDING WITHDRAWAL AND ENSURE THAT YOU HAVE VERIFIED YOUR BANK ACCOUNT NUMBER AND WITHDRAWAL AMOUNTS WITH YOUR ENGAGEMENT TEAM.

WE APPRECIATE YOUR EFFORTS TO RETURN THE COMPLETED ENCLOSED FORM(S) AS SOON AS POSSIBLE.

THANK YOU,

CohnReznick LLP

COHNREZNICK LLP

TAX RETURN FILING INSTRUCTIONS

FORM 990

FOR THE YEAR ENDING
DECEMBER 31, 2020

PREPARED FOR:

HARBORLIGHT COMMUNITY PARTNERS, INC.
P.O. BOX 507
BEVERLY, MA 01915-4566

PREPARED BY:

COHNREZNICK LLP
ONE BOSTON PLACE, SUITE 500
BOSTON, MA 02108

AMOUNT DUE OR REFUND:

NOT APPLICABLE

MAKE CHECK PAYABLE TO:

NOT APPLICABLE

MAIL TAX RETURN AND CHECK (IF APPLICABLE) TO:

NOT APPLICABLE

RETURN MUST BE MAILED ON OR BEFORE:

NOT APPLICABLE

SPECIAL INSTRUCTIONS:

THIS RETURN HAS QUALIFIED FOR ELECTRONIC FILING. AFTER YOU HAVE REVIEWED THE RETURN FOR COMPLETENESS AND ACCURACY, PLEASE SIGN, DATE AND RETURN FORM 8879-EO TO OUR OFFICE. WE WILL TRANSMIT THE RETURN ELECTRONICALLY TO THE IRS AND NO FURTHER ACTION IS REQUIRED. RETURN FORM 8879-EO TO US BY NOVEMBER 15, 2021

IRS e-file Signature Authorization for an Exempt Organization

For calendar year 2020, or fiscal year beginning _____, 2020, and ending _____, 20__

2020

Department of the Treasury
Internal Revenue Service

Do not send to the IRS. Keep for your records.
Go to www.irs.gov/Form8879EO for the latest information.

Name of exempt organization or person subject to tax

Taxpayer identification number

HARBORLIGHT COMMUNITY PARTNERS, INC.

04-2313571

Name and title of officer or person subject to tax

**ANDREW DEFRANZA
EXECUTIVE DIRECTOR**

Part I Type of Return and Return Information (Whole Dollars Only)

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line **1a, 2a, 3a, 4a, 5a, 6a, or 7a** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b, 5b, 6b, or 7b**, whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a Form 990 check here <input checked="" type="checkbox"/>	b Total revenue, if any (Form 990, Part VIII, column (A), line 12)	1b <u>3,657,636.</u>
2a Form 990-EZ check here <input type="checkbox"/>	b Total revenue, if any (Form 990-EZ, line 9)	2b _____
3a Form 1120-POL check here <input type="checkbox"/>	b Total tax (Form 1120-POL, line 22)	3b _____
4a Form 990-PF check here <input type="checkbox"/>	b Tax based on investment income (Form 990-PF, Part VI, line 5)	4b _____
5a Form 8868 check here <input type="checkbox"/>	b Balance due (Form 8868, line 3c)	5b _____
6a Form 990-T check here <input type="checkbox"/>	b Total tax (Form 990-T, Part III, line 4)	6b _____
7a Form 4720 check here <input type="checkbox"/>	b Total tax (Form 4720, Part III, line 1)	7b _____

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that I am an officer of the above organization or I am a person subject to tax with respect to (name of organization) _____, (EIN) _____ and that I have examined a copy

of the 2020 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

I authorize COHNREZNICK LLP to enter my PIN 22147
ERO firm name Enter five numbers, but do not enter all zeros

as my signature on the tax year 2020 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

As an officer or person subject to tax with respect to the organization, I will enter my PIN as my signature on the tax year 2020 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax

Date

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN.

04955522147

Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2020 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature **COHNREZNICK LLP** Date **07/28/21**

**ERO Must Retain This Form - See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So**

Form **990**

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

2020

Department of the Treasury
Internal Revenue Service

▶ Do not enter social security numbers on this form as it may be made public.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Open to Public Inspection

A For the **2020** calendar year, or tax year beginning and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization HARBORLIGHT COMMUNITY PARTNERS, INC.		D Employer identification number 04-2313571
	Doing business as		E Telephone number 978-222-1305
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	
	City or town, state or province, country, and ZIP or foreign postal code BEVERLY, MA 01915-4566		G Gross receipts \$ 4,101,535.
	F Name and address of principal officer: ANDREW DEFRANZA SAME AS C ABOVE		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. See instructions H(c) Group exemption number ▶

I Tax-exempt status: 501(c)(3) 501(c) () ◀ (insert no.) 4947(a)(1) or 527

J Website: ▶ **HARBORLIGHTCP.ORG**

K Form of organization: Corporation Trust Association Other ▶ **L** Year of formation: **1964** **M** State of legal domicile: **MA**

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: HARBORLIGHT COMMUNITY PARTNERS PROVIDES AFFORDABLE HOUSING WITH SERVICES PRIMARILY FOR LOW AND		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	19
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	19
	5 Total number of individuals employed in calendar year 2020 (Part V, line 2a)	5	34
	6 Total number of volunteers (estimate if necessary)	6	0
	7 a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year 722,409.	Current Year 1,046,246.
	9 Program service revenue (Part VIII, line 2g)	1,634,131.	2,225,489.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	163,476.	62,062.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	95,946.	323,839.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,615,962.	3,657,636.
	Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.
14 Benefits paid to or for members (Part IX, column (A), line 4)		0.	0.
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)		1,215,829.	1,226,634.
16a Professional fundraising fees (Part IX, column (A), line 11e)		0.	0.
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 216,568.			
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)		1,202,263.	1,136,161.
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	2,418,092.	2,362,795.	
19 Revenue less expenses. Subtract line 18 from line 12	197,870.	1,294,841.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year 21,578,465.	End of Year 27,502,783.
	21 Total liabilities (Part X, line 26)	14,693,176.	19,165,063.
	22 Net assets or fund balances. Subtract line 21 from line 20	6,885,289.	8,337,720.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer	Date			
	ANDREW DEFRANZA, EXECUTIVE DIRECTOR Type or print name and title				
Paid Preparer Use Only	Print/Type preparer's name EDWARD MCNEIL	Preparer's signature EDWARD MCNEIL	Date 07/28/21	Check if self-employed <input type="checkbox"/>	PTIN P00090108
	Firm's name ▶ COHNREZNICK LLP	Firm's EIN ▶ 22-1478099	Phone no. 617-648-1400		
Firm's address ▶ ONE BOSTON PLACE, SUITE 500 BOSTON, MA 02108					

May the IRS discuss this return with the preparer shown above? See instructions Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission: RBORLIGHT COMMUNITY PARTNERS PROVIDES AFFORDABLE HOUSING WITH SERVICES PRIMARILY FOR LOW AND MODERATE INCOME POPLE IN SOURTHERN ESSEX COUNTY, IN ADDITION, IT PROVIDES PROVIDES PROPERTY MANAGEMENT AND OTHER SERVICES TO NON-PROFIT ORGANIZATIONS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 1,954,891. including grants of \$) (Revenue \$ 2,457,002.) MANAGED AND/OR DEVELOPED AFFORDABLE HOUSING FOR OVER 500 LOW AND MODERATE INCOME PEOPLE IN ESSEX COUNTY. THIS INCLUDES TURTLE CREEK, MODERATE INCOME PEOPLE IN ESSEX COUNTY. THIS INCLUDES TURTLE CREEK, TURTLE WOODS, HARBORLIGHT HOUSE, HEART HOMES, WE CARE ABOUT HOMES, WHIPPLE RIVERVIEW PLACE, COTTON MILL COOP, ROCKPORT HIGH SCHOOL, PIGEON COVE LEDGES, AND FIREHOUSE PLACE. IT ALSO INCLUDED DEVELOPMENT WORK FOR MAPLE WOODS, GRANITE STREET CROSSING, ANCHOR POINT AND BOSTON STREET CROSSING.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.) (Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 1,954,891.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		X
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	X	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

Part IV Checklist of Required Schedules (continued)

	Yes	No
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	X	
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
26 Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>		X
27 Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions, for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>		X
b A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>		X
c A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>		X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	X	
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	X	
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	X	
b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19?	X	

Note: All Form 990 filers are required to complete Schedule O

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

	Yes	No
1a Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable		
b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable		
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

Table with columns for question number, question text, and Yes/No response boxes. Includes questions 2a through 16 regarding employee counts, tax returns, unrelated business income, foreign accounts, prohibited transactions, and charitable contributions.

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI [X]

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members... 19; 1b Enter the number of voting members included... 19; 2 Did any officer, director, trustee, or key employee have a family relationship... X; 3 Did the organization delegate control over management duties... X; 4 Did the organization make any significant changes to its governing documents... X; 5 Did the organization become aware during the year of a significant diversion of the organization's assets... X; 6 Did the organization have members or stockholders? X; 7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body? X; 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body? X; 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: 8a The governing body? X; 8b Each committee with authority to act on behalf of the governing body? X; 9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters, branches, or affiliates? X; 10b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?; 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form? X; 11b Describe in Schedule O the process, if any, used by the organization to review this Form 990.; 12a Did the organization have a written conflict of interest policy? If "No," go to line 13 X; 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts? X; 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done X; 13 Did the organization have a written whistleblower policy? X; 14 Did the organization have a written document retention and destruction policy? X; 15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision? 15a The organization's CEO, Executive Director, or top management official X; 15b Other officers or key employees of the organization X; 16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year? X; 16b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed MA
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
[] Own website [] Another's website [X] Upon request [] Other (explain on Schedule O)
19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records
TIM DONOVAN - 978-473-7160
P.O. BOX 507, BEVERLY, MA 01915-4566

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations. See instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) ANDREW DEFRANZA EXECUTIVE DIRECTOR	40.00 4.00			X			175,860.	0.	30,563.	
(2) TIMOTHY DONOVAN COO	40.00			X			162,267.	0.	28,056.	
(3) KRISTIN CARLSON DIRECTOR REAL ESTATE DEVELOPMENT	32.00				X		102,571.	0.	6,976.	
(4) YVONNE GRAHAM MANAGER OF PROPERTY MANAGEMENT AND C	1.00 4.00				X		102,092.	0.	4,202.	
(5) ALAN TEMKIN DIRECTOR	1.00 4.00	X					0.	0.	0.	
(6) BILL SCANLON DIRECTOR	1.00 4.00	X					0.	0.	0.	
(7) CHRISTINE MADORE DIRECTOR	1.00 4.00	X					0.	0.	0.	
(8) CYNTHIA NINA-SOTO DIRECTOR	1.00 4.00	X					0.	0.	0.	
(9) DANE POESKE DIRECTOR	1.00 4.00	X					0.	0.	0.	
(10) DEBRA MALLON DIRECTOR	1.00 4.00	X					0.	0.	0.	
(11) DONALD KELLEY OUTGOING DIRECTOR	1.00 4.00	X					0.	0.	0.	
(12) JACK ALVES DIRECTOR	1.00 4.00	X					0.	0.	0.	
(13) JOHN THOMSON TREASURER	1.00 4.00	X		X			0.	0.	0.	
(14) KATE DESMOND DIRECTOR	1.00 4.00	X					0.	0.	0.	
(15) KEVIN FARRAR DIRECTOR	1.00 4.00	X					0.	0.	0.	
(16) KEVIN NOYES DIRECTOR	1.00 4.00	X					0.	0.	0.	
(17) KURT JAMES VICE PRESIDENT/CLERK	1.00 4.00	X		X			0.	0.	0.	

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) MARVEN HYPPOLITE DIRECTOR	1.00 4.00	X						0.	0.	0.
(19) MICHAEL SCHAAF DIRECTOR	1.00 4.00	X						0.	0.	0.
(20) PAM CONSTANTINE DIRECTOR	1.00 4.00	X						0.	0.	0.
(21) PETER SIMONSEN OUTGOING TREASURER	1.00 4.00	X		X				0.	0.	0.
(22) REV. KENT HARROP DIRECTOR	1.00 4.00	X						0.	0.	0.
(23) ROBERT GILLIS PRESIDENT	1.00 4.00	X		X				0.	0.	0.
(24) STACY RANDELL-SHAHEEN DIRECTOR	1.00 4.00	X						0.	0.	0.
(25) TRACEY ARMSTRONG DIRECTOR	1.00 4.00	X						0.	0.	0.
1b Subtotal								542,790.	0.	69,797.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								542,790.	0.	69,797.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **4**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	X	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **0**

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A)	(B)	(C)	(D)		
			Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514		
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a 40,208.						
	b Membership dues	1b						
	c Fundraising events	1c 12,075.						
	d Related organizations	1d						
	e Government grants (contributions)	1e						
	f All other contributions, gifts, grants, and similar amounts not included above ...	1f 993,963.						
	g Noncash contributions included in lines 1a-1f	1g \$ 4,481.						
	h Total. Add lines 1a-1f		1,046,246.					
Program Service Revenue	2 a <u>TENANT RENT</u>	Business Code 531110	951,965.	951,965.				
	b <u>MANAGEMENT FEES</u>	541610	595,858.	595,858.				
	c <u>DEVELOPER FEES</u>	900099	594,898.	594,898.				
	d <u>PROGRAM SERVICE FEE</u>	541900	82,768.	82,768.				
	e _____							
	f All other program service revenue							
	g Total. Add lines 2a-2f		2,225,489.					
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		80,114.			80,114.		
	4 Income from investment of tax-exempt bond proceeds							
	5 Royalties							
	6 a Gross rents	6a	(i) Real 43,410.					
			(ii) Personal					
			6b Less: rental expenses ...	0.				
	c Rental income or (loss)	6c 43,410.						
	d Net rental income or (loss)		43,410.			43,410.		
	7 a Gross amount from sales of assets other than inventory	7a	(i) Securities 408,263.					
			(ii) Other					
			7b Less: cost or other basis and sales expenses	426,315.				
			7c Gain or (loss)	-18,052.				
	d Net gain or (loss)		-18,052.			-18,052.		
8 a Gross income from fundraising events (not including \$ 12,075. of contributions reported on line 1c). See Part IV, line 18	8a	101,146.						
		8b Less: direct expenses	17,584.					
		c Net income or (loss) from fundraising events		83,562.			83,562.	
9 a Gross income from gaming activities. See Part IV, line 19	9a							
		9b Less: direct expenses						
		c Net income or (loss) from gaming activities						
10 a Gross sales of inventory, less returns and allowances	10a							
		10b Less: cost of goods sold						
		c Net income or (loss) from sales of inventory						
Miscellaneous Revenue	11 a <u>MISC. REVENUE</u>	Business Code 900099	196,862.	196,862.				
	b <u>NSF AND LATE CHARGES</u>	900099	5.	5.				
	c _____							
	d All other revenue							
	e Total. Add lines 11a-11d		196,867.					
12 Total revenue. See instructions		3,657,636.	2,422,356.	0.	189,034.			

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	221,545.	166,783.	24,599.	30,163.
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	867,055.	629,029.	114,330.	123,696.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	13,472.	6,098.	772.	6,602.
9 Other employee benefits	39,825.	36,169.	2,122.	1,534.
10 Payroll taxes	84,737.	67,579.	4,313.	12,845.
11 Fees for services (nonemployees):				
a Management	64,699.	64,301.	49.	349.
b Legal	18,267.	12,355.	3,781.	2,131.
c Accounting	37,772.	20,540.	7,337.	9,895.
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees	19,023.		19,023.	
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch. O.)	32,791.	29,063.	523.	3,205.
12 Advertising and promotion	31,765.	31,765.		
13 Office expenses	120,020.	116,554.	428.	3,038.
14 Information technology	14,351.	10,550.	470.	3,331.
15 Royalties				
16 Occupancy	140,017.	127,742.	1,668.	10,607.
17 Travel	454.		56.	398.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	3,176.	2,530.	80.	566.
20 Interest	127,908.	123,362.	3,552.	994.
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	302,206.	296,316.	5,890.	
23 Insurance	49,480.	45,753.	445.	3,282.
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a REPAIRS & MAINTENANCE	122,281.	120,937.	1,344.	
b FINANCIAL SERVICES	27,152.	27,152.		
c OTHER EXPENSES	23,295.	18,809.	554.	3,932.
d BAD DEBT	1,004.	1,004.		
e All other expenses	500.	500.		
25 Total functional expenses. Add lines 1 through 24e	2,362,795.	1,954,891.	191,336.	216,568.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here if following SOP 98-2 (ASC 958-720)

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	1,207,629.	1	2,031,967.
	2 Savings and temporary cash investments	311,186.	2	347,904.
	3 Pledges and grants receivable, net	151,168.	3	77,477.
	4 Accounts receivable, net	85,314.	4	117,273.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net	2,347,643.	7	4,893,293.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	19,728.	9	33,598.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 20,623,507.		
	b Less: accumulated depreciation	10b 3,168,022.		
	11 Investments - publicly traded securities	15,242,197.	10c	17,455,485.
	12 Investments - other securities. See Part IV, line 11	2,000,062.	11	2,174,005.
	13 Investments - program-related. See Part IV, line 11		12	
	14 Intangible assets	78,939.	13	
	15 Other assets. See Part IV, line 11	134,599.	14	71,836.
16 Total assets. Add lines 1 through 15 (must equal line 33)	21,578,465.	15	299,945.	
		16	27,502,783.	
Liabilities	17 Accounts payable and accrued expenses	636,830.	17	251,281.
	18 Grants payable		18	
	19 Deferred revenue	49,478.	19	37,189.
	20 Tax-exempt bond liabilities	1,422,024.	20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	12,403,404.	23	16,080,835.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	181,440.	25	2,795,758.
	26 Total liabilities. Add lines 17 through 25	14,693,176.	26	19,165,063.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	6,496,193.	27	8,066,442.
	28 Net assets with donor restrictions	389,096.	28	271,278.
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	6,885,289.	32	8,337,720.
	33 Total liabilities and net assets/fund balances	21,578,465.	33	27,502,783.

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	3,657,636.
2	Total expenses (must equal Part IX, column (A), line 25)	2	2,362,795.
3	Revenue less expenses. Subtract line 2 from line 1	3	1,294,841.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	6,885,289.
5	Net unrealized gains (losses) on investments	5	157,590.
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	8,337,720.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

- 1 Accounting method used to prepare the Form 990: Cash Accrual Other _____
If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.
- 2a Were the organization's financial statements compiled or reviewed by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- b Were the organization's financial statements audited by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.
- 3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?
- b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits

	Yes	No
2a		X
2b	X	
2c	X	
3a	X	
3b	X	

Form 990 (2020)

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4.						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2020 (line 6, column (f), divided by line 11, column (f))	14	%
15 Public support percentage from 2019 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test - 2020. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 33 1/3% support test - 2019. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2020. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2019. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	1533351.	1170645.	767,236.	626,653.	1147392.	5245277.
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	2915025.	2403077.	2449107.	1104276.	2225489.	11096974.
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	4448376.	3573722.	3216343.	1730929.	3372881.	16342251.
7a Amounts included on lines 1, 2, and 3 received from disqualified persons			20,368.	29,329.	49,926.	99,623.
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						0.
c Add lines 7a and 7b			20,368.	29,329.	49,926.	99,623.
8 Public support. (Subtract line 7c from line 6.)						16242628.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
9 Amounts from line 6	4448376.	3573722.	3216343.	1730929.	3372881.	16342251.
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	77,129.	118,992.	195,618.		123,554.	515,293.
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	77,129.	118,992.	195,618.		123,554.	515,293.
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	54,747.	45,885.	89,420.	207,972.	196,867.	594,891.
13 Total support. (Add lines 9, 10c, 11, and 12.)	4580252.	3738599.	3501381.	1938901.	3693302.	17452435.

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

15 Public support percentage for 2020 (line 8, column (f), divided by line 13, column (f))	15	93.07 %
16 Public support percentage from 2019 Schedule A, Part III, line 15	16	90.35 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2020 (line 10c, column (f), divided by line 13, column (f))	17	2.95 %
18 Investment income percentage from 2019 Schedule A, Part III, line 17	18	6.87 %

19a 33 1/3% support tests - 2020. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2019. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in lines 11b and 11c below, the governing body of a supported organization?		
b A family member of a person described in line 11a above?		
c A 35% controlled entity of a person described in line 11a or 11b above? <i>If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.</i>		

Section B. Type I Supporting Organizations

	Yes	No
1 Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.</i>		

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
3 By reason of the relationship described in line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

Section E. Type III Functionally Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
2 Activities Test. Answer lines 2a and 2b below.		
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>	Yes	No
b Did the activities described in line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3 Parent of Supported Organizations. Answer lines 3a and 3b below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>If "Yes" or "No" provide details in Part VI.</i>		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in Part VI*). See instructions.
 All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (<i>explain in detail in Part VI</i>):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required - <i>provide details in Part VI</i>)	5
6	Other distributions (<i>describe in Part VI</i>). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions.	8
9	Distributable amount for 2020 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2020	(iii) Distributable Amount for 2020
1 Distributable amount for 2020 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2020 (reasonable cause required - <i>explain in Part VI</i>). See instructions.			
3 Excess distributions carryover, if any, to 2020			
a From 2015			
b From 2016			
c From 2017			
d From 2018			
e From 2019			
f Total of lines 3a through 3e			
g Applied to underdistributions of prior years			
h Applied to 2020 distributable amount			
i Carryover from 2015 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2020 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2020 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2020, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
6 Remaining underdistributions for 2020. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
7 Excess distributions carryover to 2021. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2016			
b Excess from 2017			
c Excess from 2018			
d Excess from 2019			
e Excess from 2020			

Schedule A (Form 990 or 990-EZ) 2020

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information.
(See instructions.)

SCHEDULE A, PART III, LINE 12, EXPLANATION FOR OTHER INCOME:

FUNDRAISING

2016 AMOUNT: \$ 54,747.

2017 AMOUNT: \$ 45,885.

2018 AMOUNT: \$ 79,305.

2019 AMOUNT: \$ 116,756.

TENNANT CHARGES

2018 AMOUNT: \$ 5,300.

2020 AMOUNT: \$ 5.

MISC

2018 AMOUNT: \$ 4,815.

2019 AMOUNT: \$ 91,216.

2020 AMOUNT: \$ 196,862.

Schedule A**Payments from Disqualified Persons
Included on Part III, Line 7a****2020****** Do Not File ********* Not Open to Public Inspection *****

Payer's Name	2016 Amount	2017 Amount	2018 Amount	2019 Amount	2020 Amount
ALVES, JACK	0.	0.	0.	1,000.	1,000.
ARMSTRONG, TRACEY AND JOHNSTONE, GLEN	0.	0.	0.	2,500.	2,500.
DAVID AND PAM, CONSTANTINE	0.	0.	0.	0.	1,378.
DOUGLAS, NEILAND AND PRISCILLA	0.	0.	5,368.	0.	1,800.
FIRST BAPTIST CHRUCH IN BEVERLY	0.	0.	0.	5,904.	0.
GILLIS, ROBERT AND PIXIE	0.	0.	5,000.	5,511.	7,534.
GRUHL, SUZANNE	0.	0.	0.	1,250.	0.
HARROP, KENT	0.	0.	0.	0.	125.
JACK AND MARIE, ALVES	0.	0.	0.	0.	1,000.
JAMES, KURT AND SABIN	0.	0.	0.	1,000.	1,000.
MADORE, CHRISTINE	0.	0.	0.	160.	125.
NINA-SOTO, CYNTHIA	0.	0.	0.	0.	400.
NOYES, KEVIN	0.	0.	0.	200.	1,302.
POESKE, DANE	0.	0.	0.	0.	17,576.
RANDELL-SHAHEEN, STACY	0.	0.	0.	200.	125.
SCANLON, BILL	0.	0.	0.	1,000.	603.
SCHAFF, MICHAEL AND BRITT, CAROLYN	0.	0.	0.	1,204.	1,103.
SIMONSEN, PETER AND DIANE	0.	0.	0.	2,200.	2,175.
SULESKI, CAROL	0.	0.	5,000.	0.	0.
TEMKIN, ALAN	0.	0.	0.	2,000.	3,669.
THOMSON, JOHN AND LOYCE	0.	0.	5,000.	5,200.	5,908.
WILLIAM AND LOUISE SCANLON	0.	0.	0.	0.	603.
Total to Schedule A, Part III, Line 7a			20,368.	29,329.	49,926.

Schedule B

(Form 990, 990-EZ, or 990-PF)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2020

Name of the organization

HARBORLIGHT COMMUNITY PARTNERS, INC.

Employer identification number

04-2313571

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

501(c)(3) (enter number) organization

4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

4947(a)(1) nonexempt charitable trust treated as a private foundation

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000; or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year ▶ \$ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization HARBORLIGHT COMMUNITY PARTNERS, INC.	Employer identification number 04-2313571
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	ANSARA FUND FOR ESSEX COUNTY, A DONOR ADVISED FUND AT ECCF 175 ANDOVER ST, DANVERS DANVERS, MA 01923	\$ 15,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	BETH ISRAEL LAHEY HEALTH AT BEVERLY & ADDISON GILBERT HOSPITALS 298 WASHINGTON ST GLOUCESTER, MA 01930	\$ 25,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	CALEB LORING, JR. AND ROSEMARY M. LORING 1997 CHARITABLE LEA PO BOX 507 BEVERLY, MA 01915-4566	\$ 10,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
4	CUMMINGS PROPERTIES, INC 200 WEST CUMMINGS PAR WOBURN, MA 01801	\$ 10,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
5	DAVID AND ALICIA GROOM P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 5,110.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
6	DON AND AMY BOWEN P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 7,957.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization HARBORLIGHT COMMUNITY PARTNERS, INC.	Employer identification number 04-2313571
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7	EAST BOSTON SAVINGS BANK 1608 COMMONWEALTH AVE BOSTON, MA 02135	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
8	EASTERN BANK CHARITABE FOUNDATION 195 MARKET ST LYNN, MA 01901	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
9	ELEMENT CARE 37 FRIEND ST. LYNN, MA 01902	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
10	ERNEST AND SUSAN SANTIN P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 12,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
11	ESSEX COUNTY COMMUNITY FOUNDATION, COVID19 RELIEF FUND P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 25,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
12	FIRST BAPTIST CHURCH IN BEVERLY 221 CABOT ST BEVERLY, MA 01915-4566	\$ 7,723.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization HARBORLIGHT COMMUNITY PARTNERS, INC.	Employer identification number 04-2313571
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
13	GROOM CONSTRUCTION 96 SWAMPSCOTT RD SALEM, MA 01970	\$ 5,110.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
14	HEALTH RESOURCES IN ACTION (HRIA) 2 BOYLSTON ST 4TH FLOOR BOSTON, MA 02116	\$ 76,364.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
15	MICHAEL AND HEATHER TRIGILIO P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 7,600.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
16	MICHAEL AND PATRICIA CUSACK P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 20,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
17	NEILAND & PRISCILLA DOUGLAS FAMILY FUND, A DONOR-ADVISED FUND P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
18	PEOPLE'S UNITED COMMUNITY FOUNDATION OF EASTERN MASSACHUSETT FOUNDATION SOURCE 501 SILVERSIDE RD WILMINGTON, DE 19809	\$ 7,500.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization HARBORLIGHT COMMUNITY PARTNERS, INC.	Employer identification number 04-2313571
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
19	ROCKPORT MORTGAGE CORP. 17 ROGERS ST GLOUCESTER, MA 01930	\$ 10,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
20	SOMEONE ELSE'S CHILD P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 5,110.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
21	SPECIALIZED PEDIATRIC EYE CARE 77 HERRICK ST #102 BEVERLY, MA 01915	\$ 5,110.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
22	SV DESIGN LLC P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
23	UNITED WAY 484 MAIN ST STE 300 WORCESTER, MA 01608	\$ 40,208.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
24	VANGUARD CHARITABLE PO BOX 9509 WARWICK, RI 02889	\$ 60,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization HARBORLIGHT COMMUNITY PARTNERS, INC.	Employer identification number 04-2313571
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
25	WILLIAM AND NOREEN BOLT P.O. BOX 507 BEVERLY, MA 01915-4566	\$ 10,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization HARBORLIGHT COMMUNITY PARTNERS, INC.	Employer identification number 04-2313571
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Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____

Name of organization HARBORLIGHT COMMUNITY PARTNERS, INC.	Employer identification number 04-2313571
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of **\$1,000 or less** for the year. (Enter this info. once.) ▶ \$ _____
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.**
▶ **Attach to Form 990.**

▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization **HARBORLIGHT COMMUNITY PARTNERS, INC.** Employer identification number **04-2313571**

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).
 Preservation of land for public use (for example, recreation or education) Preservation of a historically important land area
 Protection of natural habitat Preservation of a certified historic structure
 Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1

(ii) Assets included in Form 990, Part X

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1

b Assets included in Form 990, Part X

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange program
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____%
 - b Permanent endowment _____%
 - c Term endowment _____%
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|---|--------|----|
| (i) Unrelated organizations | 3a(i) | |
| (ii) Related organizations | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? <input type="checkbox"/> | 3b | |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		4,661,228.		4,661,228.
b Buildings		5,221,248.	2,093,036.	3,128,212.
c Leasehold improvements				
d Equipment		335,103.	236,726.	98,377.
e Other		10,405,928.	838,260.	9,567,668.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				17,455,485.

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ▶		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) TENANT SECURITY DEPOSITS	34,326.
(3) HCPI REVOLVING GRANT FUND PAYABLE	150,000.
(4) DUE TO AFFILIATES	2,576,786.
(5) DEFERRED GROUND LEASE PAYABLE	34,646.
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	2,795,758.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ...

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains (losses) on investments	2a	
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d		2e
3	Subtract line 2e from line 1		3
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b		4c
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)		5

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d		2e
3	Subtract line 2e from line 1		3
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b		4c
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)		5

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

PART X, LINE 2:

MANAGEMENT HAS EVALUATED SIGNIFICANT TAX POSITIONS AGAINST THE CRITERIA ESTABLISHED BY PROFESSIONAL STANDARDS AND BELIEVES THERE ARE NO SUCH TAX POSITIONS REQUIRING ACCOUNTING RECOGNITION IN THE CONSOLIDATED FINANCIAL STATEMENTS. MANAGEMENT DOES NOT BELIEVE ITS EVALUATION OF TAX POSITIONS WILL SIGNIFICANTLY CHANGE WITHIN 12 MONTHS OF DECEMBER 31, 2020. ANY CHANGES IN TAX POSITIONS WILL BE RECORDED WHEN THE ULTIMATE OUTCOME BECOMES KNOWN. EACH ENTITY'S INCOME TAX RETURNS ARE SUBJECT TO EXAMINATION BY THE IRS FOR A PERIOD OF THREE YEARS. WHILE NO INCOME TAX RETURNS ARE CURRENTLY BEING EXAMINED BY THE IRS, TAX YEARS SINCE 2017 REMAIN OPEN.

Part II Fundraising Events. Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events (add col. (a) through col. (c))
		DINNER (event type)	(event type)	NONE (total number)	
Revenue	1 Gross receipts	113,221.			113,221.
	2 Less: Contributions	12,075.			12,075.
	3 Gross income (line 1 minus line 2)	101,146.			101,146.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	17,584.			17,584.
	10 Direct expense summary. Add lines 4 through 9 in column (d)				17,584.
11 Net income summary. Subtract line 10 from line 3, column (d)				83,562.	

Part III Gaming. Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
	7 Direct expense summary. Add lines 2 through 5 in column (d)				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d)				

9 Enter the state(s) in which the organization conducts gaming activities: _____
a Is the organization licensed to conduct gaming activities in each of these states? Yes No
b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? Yes No
b If "Yes," explain: _____

- 11** Does the organization conduct gaming activities with nonmembers? Yes No
- 12** Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? Yes No
- 13** Indicate the percentage of gaming activity conducted in:
- | | | |
|--------------------------------------|------------|---|
| a The organization's facility | 13a | % |
| b An outside facility | 13b | % |
- 14** Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ▶ _____

Address ▶ _____

- 15a** Does the organization have a contract with a third party from whom the organization receives gaming revenue? Yes No
- b** If "Yes," enter the amount of gaming revenue received by the organization ▶ \$ _____ and the amount of gaming revenue retained by the third party ▶ \$ _____
- c** If "Yes," enter name and address of the third party:

Name ▶ _____

Address ▶ _____

16 Gaming manager information:

Name ▶ _____

Gaming manager compensation ▶ \$ _____

Description of services provided ▶ _____

Director/officer Employee Independent contractor

17 Mandatory distributions:

- a** Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No
- b** Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ \$ _____

Part IV Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

**SCHEDULE J
(Form 990)**

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
 ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
 ▶ Attach to Form 990.
 ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization

HARBORLIGHT COMMUNITY PARTNERS, INC.

Employer identification number

04-2313571

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?

3 Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input checked="" type="checkbox"/> Approval by the board or compensation committee |

4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
- b** Participate in or receive payment from a supplemental nonqualified retirement plan?
- c** Participate in or receive payment from an equity-based compensation arrangement?
- If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.

5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 5a or 5b, describe in Part III.

6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 6a or 6b, describe in Part III.

7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III

8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
1b		
2		
4a		X
4b		X
4c		X
5a		X
5b		X
6a		X
6b		X
7	X	
8		X
9		

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2020

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) ANDREW DEFRANZA EXECUTIVE DIRECTOR	(i)	172,318.	3,542.	0.	5,525.	25,038.	206,423.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(2) TIMOTHY DONOVAN COO	(i)	155,915.	6,352.	0.	4,955.	23,101.	190,323.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

PART I, LINE 7:

AMOUNTS IN COLUMN B(II) REPRESENT BONUS PAYMENTS. THERE AMOUNTS WERE APPROVED BY THE BOARD AND INCLUDED IN THE INDIVIDUAL'S 2020 W-2'S.

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2020

Open to Public
Inspection

Name of the organization

HARBORLIGHT COMMUNITY PARTNERS, INC.

Employer identification number

04-2313571

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

MODERATE INCOME POPE IN SOURTHERN ESSEX COUNTY, IN ADDITION, IT
PROVIDES PROVIDES PROPERTY MANAGEMENT AND OTHER SERVICES TO NON-PROFIT
ORGANIZATIONS.

FORM 990, PART VI, SECTION A, LINE 6:

THERE IS ONLY ONE MEMBER OF HARBORLIGHT COMMUNITY PARTNERS, INC.: FIRST
BAPTIST CHURCH. THE CHURCH HAS ULTIMATE CONTROL.

FORM 990, PART VI, SECTION A, LINE 7A:

ULTIMATELY ALL DECISIONS COULD BE SUBJECT TO MEMBER APPROVAL. IN OPERATION,
THE GOVERNING BODY'S DECISION ABOUT DIRECTORS AND OFFICERS IS SUBJECT TO
MEMBER APPROVAL ANNUALLY.

FORM 990, PART VI, SECTION A, LINE 7B:

ULTIMATELY ALL DECISIONS COULD BE SUBJECT TO MEMBER APPROVAL. IN OPERATION,
THE GOVERNING BODY'S DECISION ABOUT DIRECTORS AND OFFICERS IS SUBJECT TO
MEMBER APPROVAL ANNUALLY.

FORM 990, PART VI, SECTION B, LINE 11B:

AN ELECTRONIC VERSION OF THE DRAFT FORM 990 IS CIRCULATED TO THE ENTIRE
BOARD. BOARD MEMBERS MAY RECEIVE A HARD COPY OF THE DRAFT FORM 990 UPON
REQUEST. PRIOR TO FILING ALL COMMENTS ARE ANSWERED AND A VOTE OF APPROVAL
IS REQUIRED OF THE BOARD.

FORM 990, PART VI, SECTION B, LINE 12C:

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule O (Form 990 or 990-EZ) 2020

Name of the organization HARBORLIGHT COMMUNITY PARTNERS, INC.	Employer identification number 04-2313571
--	--

AN ANNUAL CONFLICT OF INTEREST POLICY MUST BE SIGNED AND SUBMITTED BY DIRECTORS.

FORM 990, PART VI, SECTION B, LINE 15:

THE PERSONNEL COMMITTEE CREATED A REVIEW REPORT OF THE EXECUTIVE DIRECTOR'S COMPENSATION. IN ORDER TO DETERMINE COMPENSATION FOR THE EXECUTIVE DIRECTOR THE EXECUTIVE COMMITTEE USED COMPARABLE DATA AS WELL AS RECEIVING A RECOMMENDATION FROM CHARITY NAVIGATOR. THE EXECUTIVE COMMITTEE THEN MADE A RECOMMENDATION TO THE BOARD AND THE BOARD VOTED ON THE COMPENSATION PACKAGE.

FORM 990, PART VI, SECTION C, LINE 19:

THE ORGANIZATION MAKES ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, FORM 990 AND FINANCIAL STATEMENTS AVAILABLE TO THE PUBLIC UPON REQUEST. IN ADDITION, THE ORGANIZATION'S 990 IS AVAILABLE VIA GUIDESTAR AND THE MASSACHUSETTS ATTORNEY GENERAL'S WEBSITE.

FORM 990, PART XII, LINE 2C:

THE PROCESS HAS NOT CHANGED FROM PRIOR YEARS.

**SCHEDULE R
(Form 990)**

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.

▶ Attach to Form 990.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization **HARBORLIGHT COMMUNITY PARTNERS, INC.** Employer identification number **04-2313571**

Part I Identification of Disregarded Entities. Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
ANCHOR POINT LLC - 00-1286667 P.O. BOX 507 BEVERLY, MA 01915	AFFORDABLE HOUSING FOR THE ELDERLY, DISABLED AND HANDICAPPED RESIDENTS	MASSACHUSETTS	8,767.	4,315,473.	HCP
GRANITE STREET CROSSING LLC - 81-3037590 P.O. BOX 507 BEVERLY, MA 01915	AFFORDABLE HOUSING FOR THE ELDERLY, DISABLED AND HANDICAPPED RESIDENTS	MASSACHUSETTS	4.	1,044,148.	HCP
HARDY STREET LLC P.O. BOX 507 BEVERLY, MA 01915	AFFORDABLE HOUSING FOR THE ELDERLY, DISABLED AND HANDICAPPED RESIDENTS	MASSACHUSETTS	9,595.	2,285,247.	HCP
MAPLE WOODS HOUSING LLC - 00-1139242 P.O. BOX 507 BEVERLY, MA 01915	AFFORDABLE HOUSING FOR THE ELDERLY, DISABLED AND HANDICAPPED RESIDENTS	MASSACHUSETTS	14.	1,317,036.	HCP

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
FIREHOUSE PLACE, INC. - 27-3491241 P.O. BOX 507 BEVERLY, MA 01915	LOW INCOME HOUSING	MASSACHUSETTS	501(C)(3)	LINE 7	FIRST BAPTIST CHURCH IN BEVERLY		X
FIRST BAPTIST CHURCH IN BEVERLY - 04-2253860 221 CABOT STREET BEVERLY, MA 01915	CHURCH	MASSACHUSETTS	501(C)(3)	LINE 1	N/A		X
HARBORLIGHT NURSERY SCHOOL - 04-2883700 221 CABOT STREET BEVERLY, MA 01915	PRE-SCHOOL	MASSACHUSETTS	501(C)(3)	LINE 2	FIRST BAPTIST CHURCH IN BEVERLY		X
MARBLEHEAD COMMUNITY HOUSING CORPORATION - 04-3176887, P.O. BOX 507, BEVERLY, MA 01915	LOW INCOME ELDERLY HOUSING	MASSACHUSETTS	501(C)(3)	LINE 11	FIRST BAPTIST CHURCH IN BEVERLY		X

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule R (Form 990) 2020

Part III Identification of Related Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
TURTLE CREEK HOUSING LLC - 36-4773123, PO BOX 507, BEVERLY, MA 01915	AFFORDABLE HOUSING	MA	N/A	N/A	N/A	N/A		X	N/A		X	N/A
HARBORLIGHT CREEK HOUSING LLC - 47-4277323, PO BOX 507, BEVERLY, MA 01915	AFFORDABLE HOUSING	MA	N/A	N/A	N/A	N/A		X	N/A		X	N/A
BOSTON STREET CROSSING LLC - 81-4311188, PO BOX 507, BEVERLY, MA 01915	AFFORDABLE HOUSING	MA	N/A	N/A	N/A	N/A		X	N/A		X	N/A

Part IV Identification of Related Organizations Taxable as a Corporation or Trust. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
TURTLE CREEK HOUSING MM LLC - 46-4088797 283 ELLIOTT STREET BEVERLY, MA 01915	AFFORDABLE HOUSING	MA	HARBORLIGHT COMMUNITY PARTNERS	C CORP	0.	0.	55.00%	X	
HARBORLIGHT HOUSE MM LLC - 47-4346546 PO BOX 507 BEVERLY, MA 01915	AFFORDABLE HOUSING	MA	HARBORLIGHT COMMUNITY PARTNERS	C CORP	0.	2,921.	79.00%	X	
BOSTON STREET CROSSING MM LLC - 82-2482419 PO BOX 507 BEVERLY, MA 01915	AFFORDABLE HOUSING	MA	HARBORLIGHT COMMUNITY PARTNERS	C CORP	0.	6.	100%	X	

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note: Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

	Yes	No
a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity		X
b Gift, grant, or capital contribution to related organization(s)		X
c Gift, grant, or capital contribution from related organization(s)		X
d Loans or loan guarantees to or for related organization(s)	X	
e Loans or loan guarantees by related organization(s)		X
f Dividends from related organization(s)		X
g Sale of assets to related organization(s)		X
h Purchase of assets from related organization(s)		X
i Exchange of assets with related organization(s)		X
j Lease of facilities, equipment, or other assets to related organization(s)		X
k Lease of facilities, equipment, or other assets from related organization(s)		X
l Performance of services or membership or fundraising solicitations for related organization(s)		X
m Performance of services or membership or fundraising solicitations by related organization(s)		X
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)		X
o Sharing of paid employees with related organization(s)	X	
p Reimbursement paid to related organization(s) for expenses		X
q Reimbursement paid by related organization(s) for expenses		X
r Other transfer of cash or property to related organization(s)	X	
s Other transfer of cash or property from related organization(s)	X	

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

	(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				

Part VII Supplemental Information

Provide additional information for responses to questions on Schedule R. See instructions.

Multiple horizontal lines for supplemental information.

Form **8868**
(Rev. January 2020)

Application for Automatic Extension of Time To File an Exempt Organization Return

OMB No. 1545-0047

Department of the Treasury
Internal Revenue Service

▶ **File a separate application for each return.**
▶ **Go to www.irs.gov/Form8868 for the latest information.**

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Type or print	Name of exempt organization or other filer, see instructions. HARBORLIGHT COMMUNITY PARTNERS, INC.	Taxpayer identification number (TIN) 04-2313571
File by the due date for filing your return. See instructions.	Number, street, and room or suite no. If a P.O. box, see instructions. P.O. BOX 507	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. BEVERLY, MA 01915-4566	

Enter the Return Code for the return that this application is for (file a separate application for each return) 0 | 1

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 990-T (corporation)	07
Form 990-BL	02	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12

TIM DONOVAN

- The books are in the care of ▶ **P.O. BOX 507 - BEVERLY, MA 01915-4566**
Telephone No. ▶ **978-473-7160** Fax No. ▶ _____
- If the organization does not have an office or place of business in the United States, check this box
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box . If it is for part of the group, check this box and attach a list with the names and TINs of all members the extension is for.

1 I request an automatic 6-month extension of time until **NOVEMBER 15, 2021**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
▶ calendar year **2020** or
▶ tax year beginning _____, and ending _____.

2 If the tax year entered in line 1 is for less than 12 months, check reason: Initial return Final return
 Change in accounting period

3a If this application is for Forms 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.

LHA **For Privacy Act and Paperwork Reduction Act Notice, see instructions.**

Form **8868** (Rev. 1-2020)

TAX RETURN FILING INSTRUCTIONS

MASSACHUSETTS FORM PC

FOR THE YEAR ENDING
DECEMBER 31, 2020

PREPARED FOR:

HARBORLIGHT COMMUNITY PARTNERS, INC.
P.O. BOX 507
BEVERLY, MA 01915-4566

PREPARED BY:

COHNREZNICK LLP
ONE BOSTON PLACE, SUITE 500
BOSTON, MA 02108

AMOUNT OF TAX:

BALANCE DUE OF \$500

MAKE CHECK PAYABLE TO:

NOT APPLICABLE

MAIL TAX RETURN TO:

NON-PROFIT ORG/PUBLIC CHARITIES DIV
OFFICE OF THE ATTORNEY GENERAL
ONE ASHBURTON PLACE
BOSTON, MA 02108

RETURN MUST BE MAILED ON OR BEFORE:

NOVEMBER 15, 2021

SPECIAL INSTRUCTIONS:

THE REPORT SHOULD BE SIGNED AND DATED BY AN AUTHORIZED
INDIVIDUAL(S).

PAYMENT FOR THE BALANCE DUE MUST BE MADE ELECTRONICALLY VIA THE
COMMONWEALTH OF MASSACHUSETTS WEBSITE AT:

[HTTPS://WWW.PAYBILL.COM/MAAGOCHARITIES](https://www.paybill.com/maagocharities)

ALL THE NECESSARY ATTACHMENTS SHOULD BE INCLUDED WITH FORM PC
BEFORE FILING.

Office Use Only: Fiscal Year

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
NON-PROFIT ORGANIZATIONS/PUBLIC CHARITIES DIVISION
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

(617) 727-2200, ext. 2101
www.mass.gov/ago/charities

Form PC

Report for the Fiscal Period: 01/01/20 to 12/31/20

AG Account #: 004062 Federal ID #: 04-2313571

Electronic Payment Confirmation #:
Attach printout of electronic payment confirmation.

Electronic Payment Date:

When did the organization first engage in charitable work in Massachusetts? 06/04/1964

Has the organization applied for or been granted IRS tax exempt status? [X] Yes [] No

If yes, date of application OR date of determination letter: 03/10/1982

IRS Exemption under 501(c): 3

If exempt under 501(c), are contributions to the organization tax deductible as charitable contributions? [X] Yes [] No

Organization Data

Name: HARBORLIGHT COMMUNITY PARTNERS, INC.

Mailing Address: P.O. BOX 507

City: BEVERLY State: MA ZIP: 01915-4566

Phone Number: 978-473-7160 Fax Number:

Email: TDONOVAN@HARBORLIGHTCP.ORG Website: HARBORLIGHTCP.ORG

In the table below, please enter the appropriate codes from the corresponding tables found in the instructions. Enter up to 2 codes from Table 3 for your organization's main purpose(s)

Table with 4 columns: Category, Code, Category, Code. Rows include County (Table 1) with code 5 and Organization Purpose Code 1 with code 31, and Type of Organization (Table 2) with code 12 and Organization Purpose Code 2.

Please check box if final return prior to dissolution: []

Check all items attached (if applicable)
[X] Filing Fee or Printout of Electronic Payment Confirmation
[X] Copy of IRS Return
[X] Audited Financial Statements/Review
[] Amended Articles/By-Laws
[X] Schedule A-1
[X] Schedule A-2
[X] Schedule RO
[] Schedule VCO
[] Probate Account

Office Use Only: Payment Received

All questions must be completed in their entirety whether or not similar questions are answered in an attached federal form. See instructions and definition section for guidance.

- On what date was the organization created? 06/04/1964
- Where was the organization created? BEVERLY, MA
- What is the form of organization? (check one)

Corporation <input checked="" type="checkbox"/>	Testamentary Trust <input type="checkbox"/>
Unincorporated Association <input type="checkbox"/>	Inter Vivos Trust <input type="checkbox"/>

Other (please describe): _____

- Was your organization related to any other organization(s) during the reporting year (see definition "Related Organization")? *If yes, please complete the Schedule RO on pages 13 and 14.* Yes No

5. Enter your summary of financial data:

Financial Data		Amounts
A.	Contributions, gifts, grants, and similar amounts received	1,046,246.
B.	Gross support and revenue	3,675,688.
C.	Program services and similar amounts paid out	1,954,891.
D.	Fundraising expenses	216,568.
E.	Management and general expenses	191,336.
F.	Payments to affiliates	0.
G.	Total expenses	2,362,795.
H.	Net assets or fund balances at the end of the year	8,337,720.

6. List the total compensation you provided to your five highest paid employees:

	Name/Title	Hrs/Week	Salary and Other Income	Benefit Plans	Other Compensation
1.	ANDREW DEFRANZA EXECUTIVE DIRECTOR	40.00	175,860.	30,563.	0.
2.	TIMOTHY DONOVAN COO	40.00	162,267.	28,056.	0.
3.	YVONNE GRAHAM MANAGER OF PROPERTY MANAGEMENT A	40.00	102,222.	4,072.	0.
4.	KRISTIN CARLSON DIRECTOR REAL ESTATE DEVELOPMENT	40.00	103,436.	6,976.	0.
5.	JAIME S DIMARINO STAFF	40.00	73,408.	24,537.	0.

- Was any compensation provided to any of the individuals listed in question 6 above which was not quantified in your response to 6? *If yes, please provide explanation (attach separate sheet).* Yes No

8. List the name, amount of compensation paid, and the nature of services rendered by each of the organization's five highest paid consultants providing professional services (e.g. attorneys, architects, accountants, management companies, investment advisors, professional solicitors, professional fundraising counsel).

	Name/Title	Amount of Compensation	Type(s) of Service
1.	COHNREZNICK LLP	28,772.	ACCOUNTING
2.			
3.			
4.			
5.			

9. Bank(s) in which the organization's funds are deposited (include bank addresses and phone number) :

Bank	Address	Phone Number
BOSTON PRIVATE BANK & TRUST	TEN OFFICE SQUARE, BOSTON, MA 02109	617-912-1900
PEOPLES UNITED BANK	ONE CONANT ST., DANVERS, MA 01923	800-894-0300
BEVERLY BANK	254 CABOT ST., BEVERLY, MA 01915	978-922-0857

10. What is the organization's accounting method? Cash Accrual

Other (specify): _____

11. If organization's mailing address is a P.O. Box, list the organization's full street address:

Address: 283 ELLIOT STREET

City: BEVERLY State: MA ZIP Code: 01915

12. Contact Person Name: TIM DONOVAN

Street Address: P.O. BOX 507

City: BEVERLY State: MA ZIP Code: 01915

Phone Number: 978-473-7160

13. During the fiscal year reported here, did your organization solicit contributions or have funds solicited on its behalf? Yes No

14. At any time during the fiscal year following the year reported here, will your organization, or others acting on its behalf, solicit contributions? Yes No

If you answered yes to Question 13 or 14, you must complete Schedule A-1 and/or Schedule A-2 unless you are exempt from the solicitation certificate requirement.

15. If you are claiming an exemption from the solicitation certificate requirement, please indicate by checking the box to the right to identify which exemption applies to your organization.

a religious organization	<input type="checkbox"/>
an organization which: (a) does not raise more than \$5,000 during a calendar year OR does not receive contributions from more than ten persons during a calendar year; AND (b) carries out all of its activities, including fundraising, through unpaid volunteers. (The conditions at both (a) and (b) must be met for your organization to qualify for this exemption.)	<input type="checkbox"/>

16. Attach a list of names, addresses (street and/or mailing), and telephone numbers of other offices/chapters/branches/affiliates.

17. Attach a list of names, titles, and addresses (street and/or mailing) of officers, directors, trustees, and the principal salaried executives of organization.

STATEMENT 1

18. Attach a list of names, titles, and addresses (street and/or mailing) of any individual(s) authorized to sign checks, and any individual(s) responsible for: custody of funds; distribution of funds; fundraising; and custody of financial records.

STATEMENT 2

19. Has this organization or any of its officers, directors, employees or fundraisers solicited funds in any other state? Yes No

If yes attach list of states where solicitation was conducted, including registered agency, dates of registration, registration numbers, any other names under which the organization was/is registered, and the dates and type (mail, telephone, door to door, special events, etc.) of the solicitation conducted.

FORM PC

OFFICERS, DIRECTORS, TRUSTEES AND EXECUTIVES

STATEMENT 1

<u>NAME AND ADDRESS</u>	<u>TITLE</u>
ANDREW DEFRANZA P.O. BOX 507 BEVERLY, MA 01915-4566	EXECUTIVE DIRECTOR
TIMOTHY DONOVAN P.O. BOX 507 BEVERLY, MA 01915-4566	COO
ALAN TEMKIN P.O. BOX 507 BEVERLY, MA 01915-4566	DIRECTOR
BILL SCANLON P.O. BOX 507 BEVERLY, MA 01915-4566	DIRECTOR
CHRISTINE MADORE P.O. BOX 507 BEVERLY, MA 01915-4566	DIRECTOR
CYNTHIA NINA-SOTO P.O. BOX 507 BEVERLY, MA 01915-4566	DIRECTOR
DANE POESKE P.O. BOX 507 BEVERLY, MA 01915-4566	DIRECTOR
DEBRA MALLON P.O. BOX 507 BEVERLY, MA 01915-4566	DIRECTOR
DONALD KELLEY P.O. BOX 507 BEVERLY, MA 01915-4566	OUTGOING DIRECTOR
JACK ALVES P.O. BOX 507 BEVERLY, MA 01915-4566	DIRECTOR
JOHN THOMSON P.O. BOX 507 BEVERLY, MA 01915-4566	TREASURER

KATE DESMOND
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

KEVIN FARRAR
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

KEVIN NOYES
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

KURT JAMES
P.O. BOX 507
BEVERLY, MA 01915-4566

VICE PRESIDENT/CLERK

MARVEN HYPPOLITE
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

MICHAEL SCHAAF
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

PAM CONSTANTINE
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

PETER SIMONSEN
P.O. BOX 507
BEVERLY, MA 01915-4566

OUTGOING TREASURER

REV. KENT HARROP
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

ROBERT GILLIS
P.O. BOX 507
BEVERLY, MA 01915-4566

PRESIDENT

STACY RANDELL-SHAHEEN
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

TRACEY ARMSTRONG
P.O. BOX 507
BEVERLY, MA 01915-4566

DIRECTOR

FORM PC

PAGE 4, LINE 18

STATEMENT 2

NAME AND ADDRESS	AREA OF RESPONSIBILITY
ANDREW DEFRANZA P.O. BOX 507 BEVERLY, MA 01915	RESPONSIBLE FOR CUSTODY OF FUNDS
JOHN THOMSON P.O. BOX 507 BEVERLY, MA 01915	RESPONSIBLE FOR CUSTODY OF FUNDS
ANDREW DEFRANZA P.O. BOX 507 BEVERLY, MA 01915	RESPONSIBLE FOR DISTRIBUTION OF FUNDS
JOHN THOMSON P.O. BOX 507 BEVERLY, MA 01915	RESPONSIBLE FOR DISTRIBUTION OF FUNDS
ANDREW DEFRANZA P.O. BOX 507 BEVERLY, MA 01915	AUTHORIZED TO SIGN CHECKS
JOHN THOMSON P.O. BOX 507 BEVERLY, MA 01915	AUTHORIZED TO SIGN CHECKS
TIM DONOVAN P.O. BOX 507 BEVERLY, MA 01915	RESPONSIBLE FOR CUSTODY OF FUNDS
TIM DONOVAN P.O. BOX 507 BEVERLY, MA 01915	RESPONSIBLE FOR DISTRIBUTION OF FUNDS
TIM DONOVAN P.O. BOX 507 BEVERLY, MA 01915	CUSTODY OF FINANCIAL RECORDS
TIM DONOVAN P.O. BOX 507 BEVERLY, MA 01915	AUTHORIZED TO SIGN CHECKS

20. Has this organization or any of its officers, directors, or employees:

If yes, please attach an explanation.

- (a) Been enjoined or otherwise prohibited by a government agency/court from operating or soliciting contributions? Yes No
- (b) Ever been refused registration or had its registration or tax exemption denied, suspended, modified or revoked by a governmental agency? Yes No
- (c) Been the subject of a proceeding regarding any solicitation or registration? Yes No
- (d) Entered into a voluntary agreement of compliance or consent judgment with, any government agency or in a case before a court or administrative agency? Yes No

21. Have any restrictions been removed during the year from donor-restricted funds?

If yes, please attach an explanation.

Yes No

22. Have donor-restricted funds been loaned to unrestricted funds?

If yes, please attach an explanation.

Yes No

23. This question involves "Termination of Employment or Changes of Control Compensatory Arrangements" with certain "Related Parties" (see instructions and definition sections). Report only if payments made or promised to any individual are in excess of four months salary or \$100,000, whichever dollar amount is less.

- (a) Did you make actual payments or otherwise transfer value under such an arrangement to any individual described in Related Party definition, sections (a) or (b), which payments are not reported in Question 6 or 7 above? Yes No
- (b) Do you have an agreement with any individual described in Related Party definition, sections (a) or (b), containing such an agreement? Yes No

If you answered yes for Question 23(a) or 23(b) above, please attach an explanation identifying the individual(s) involved, stating the amount of any payments made or value transferred, and describing the terms of each agreement.

24. This question applies to related party transactions, which include transactions with officers, directors, trustees, certain employees, relative, and organizations they own or control. Please consult the instructions and definition sections for the definition of a "Related Party" and "Indebtedness" before answering. Note that transactions involving related parties must be reported even when there is no accounting recognition (e.g. in-kind gifts, waiver or interest not otherwise reported).

If the answer to any part of Question 24 is yes, attach a schedule stating the name and address of the related party, the nature of the transaction, the value or the amounts involved in the transaction, and the procedure followed in authorizing the transaction.

During the year:		
A.	Has your organization sold or transferred assets to or purchased assets from or exchanged assets with a related party?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
B.	Has your organization leased assets to or leased assets from a related party?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.	Has your organization been indebted to a related party?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
D.	Has your organization allowed a related party to be indebted to it?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
E.	Has your organization made or held an investment in a related party?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
F.	Has your organization furnished goods, services, or facilities to a related party?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G.	Has your organization acquired goods, services, or facilities from a related party who received compensation or other value in return?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
H.	Has your organization paid or became obligated to pay wages, salary, or other compensation to a related party?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
I.	Has your organization transferred income or assets to or for use by a related party?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
J.	Was your organization a party to any transaction in which any of its officers, directors, or trustees has a material financial interest, or did any officer, director or trustee receive anything of value not reported as compensation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
K.	Has your organization invested in any corporate stock of a company in which any officer, director, or trustee owns more than 10% of the outstanding shares?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
L.	Is any property of the organization held in the name of or commingled with the property of any other person or organization?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
M.	Did your organization make a grant award or contribution to any other organization in which any of this organization's officers, directors or trustees has a relationship?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

STATEMENT 3

NAME AND ADDRESS

ROCKPORT AFFORDABLE HOUSING INC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

LOAN

AMOUNT INVOLVED

250,000.

PROCEDURE FOLLOWED

NAME AND ADDRESS

MARBLEHEAD COMMUNITY HOUSING CORP
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

LOAN

AMOUNT INVOLVED

4,595.

PROCEDURE FOLLOWED

NAME AND ADDRESS

HARBORLIGHT HOUSE LLC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

LOAN

AMOUNT INVOLVED

1,554,808.

PROCEDURE FOLLOWED

NAME AND ADDRESS

MAPLE WOOD HOUSING LLC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

LOAN

AMOUNT INVOLVED

1,275,906.

PROCEDURE FOLLOWED

NAME AND ADDRESS

GRANITE STREET CROSSING LLC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

LOAN

AMOUNT INVOLVED

467,485.

PROCEDURE FOLLOWED

NAME AND ADDRESS

BOSTON STREET CROSSING LLC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

LOAN

AMOUNT INVOLVED

48,427.

PROCEDURE FOLLOWED

NAME AND ADDRESS

ANCHOR POINT LLC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

LOAN

AMOUNT INVOLVED

1,256,213.

PROCEDURE FOLLOWED

NAME AND ADDRESS

FIREHOUSE PLACE INC.
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

SERVICES

AMOUNT INVOLVED

5,656.

PROCEDURE FOLLOWED

NAME AND ADDRESS

ROCKPORT AFFORDABLE HOUSING INC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

SERVICES

AMOUNT INVOLVED

26,061.

PROCEDURE FOLLOWED

NAME AND ADDRESS

TURTLE CREEK HOUSING LLC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

SERVICES

AMOUNT INVOLVED

117,358.

PROCEDURE FOLLOWED

NAME AND ADDRESS

HARBORLIGHT HOUSE LLC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

SERVICES

AMOUNT INVOLVED

428,731.

PROCEDURE FOLLOWED

NAME AND ADDRESS

BOSTON STREET CROSSING LLC
221 CABOT STREET
BEVERLY, MA 01915

NATURE OF TRANSACTION

SERVICES

AMOUNT INVOLVED

26,780.

PROCEDURE FOLLOWED

Signature Required

Under penalty of perjury, I declare that the information furnished in this report, including all attachments, is true and correct to the best of my knowledge.

Signature: _____ Date: _____

Printed Name: ANDREW DEFRANZA

Title: EXECUTIVE DIRECTOR

Name of Preparer: COHNREZNICK LLP

Address ONE BOSTON PLACE, SUITE 500

City BOSTON State MA ZIP Code 02108

Phone Number 617-648-1400

Schedule A-1

Solicitation Activities During Fiscal Year Covered By This Report

List any names which will be used by the organization in connection with the solicitation of funds, other than the official name which appears on page 1.

Types of solicitation activities in which you expect to engage (check all that apply):

Mass Mailing	<input type="checkbox"/>	Via the Internet	<input type="checkbox"/>
Door-to-door	<input type="checkbox"/>	Raffle, beano, bingo or gaming event	<input type="checkbox"/>
Entertainment event	<input checked="" type="checkbox"/>	Sale of goods other than by telephone	<input type="checkbox"/>
Telemarketing without sale of goods or ads	<input type="checkbox"/>	Individual Mailings	<input checked="" type="checkbox"/>
Telemarketing with sale of goods	<input type="checkbox"/>	Corporate solicitations	<input checked="" type="checkbox"/>
Telemarketing with sale of ads	<input type="checkbox"/>	Grant Proposals	<input checked="" type="checkbox"/>

Other (specify): _____

Identify the method or methods you expect to use for the fundraising (check all that apply):

Professional solicitor*	<input type="checkbox"/>	Own employees	<input checked="" type="checkbox"/>
Professional fundraising counsel*	<input type="checkbox"/>	Volunteers	<input checked="" type="checkbox"/>
Commercial co-venturer*	<input type="checkbox"/>		

* Provide applicable names and addresses:

Professional Solicitor Name: _____

Address _____

City _____ State _____ ZIP Code _____

Professional Fundraising Counsel Name: _____

Address _____

City _____ State _____ ZIP Code _____

Commercial Co-Venturer Name: _____

Address _____

City _____ State _____ ZIP Code _____

Schedule A-1 ctd.

Solicitation Activities During Fiscal Year Covered By This Report

Identify the individuals who will have final responsibility for the charity's custody of contributions:

ANDREW DEFRANZA

Name and Title: EXECUTIVE DIRECTOR

Address P.O. BOX 507

City BEVERLY

State MA

ZIP Code 01915

TIM DONOVAN

Name and Title: COO

Address P.O. BOX 507

City BEVERLY

State MA

ZIP Code 01915

Name and Title:

Address

City

State

ZIP Code

Identify the individuals who will have final responsibility for the charity's distribution of contributions:

ANDREW DEFRANZA

Name and Title: EXECUTIVE DIRECTOR

Address P.O. BOX 507

City BEVERLY

State MA

ZIP Code 01915

Name and Title:

Address

City

State

ZIP Code

Name and Title:

Address

City

State

ZIP Code

Schedule A-2

Solicitation Activities Planned for Fiscal Year Which Follows the Reporting Year

List any names which will be used by the organization in connection with the solicitation of funds, other than the official name which appears on page 1.

Types of solicitation activities in which you expect to engage (check all that apply):

Mass Mailing	<input type="checkbox"/>	Via the Internet	<input type="checkbox"/>
Door-to-door	<input type="checkbox"/>	Raffle, beano, bingo or gaming event	<input type="checkbox"/>
Entertainment event	<input checked="" type="checkbox"/>	Sale of goods other than by telephone	<input type="checkbox"/>
Telemarketing without sale of goods or ads	<input type="checkbox"/>	Individual Mailings	<input checked="" type="checkbox"/>
Telemarketing with sale of goods	<input type="checkbox"/>	Corporate solicitations	<input checked="" type="checkbox"/>
Telemarketing with sale of ads	<input type="checkbox"/>	Grant Proposals	<input checked="" type="checkbox"/>

Other (specify): _____

Identify the method or methods you expect to use for the fundraising (check all that apply):

Professional solicitor*	<input type="checkbox"/>	Own employees	<input checked="" type="checkbox"/>
Professional fundraising counsel*	<input type="checkbox"/>	Volunteers	<input checked="" type="checkbox"/>
Commercial co-venturer*	<input type="checkbox"/>		

* Provide applicable names and addresses:

Professional Solicitor Name: _____

Address _____

City _____ State _____ ZIP Code _____

Professional Fundraising Counsel Name: _____

Address _____

City _____ State _____ ZIP Code _____

Commercial Co-Venturer Name: _____

Address _____

City _____ State _____ ZIP Code _____

Schedule A-2 ctd.

Solicitation Activities Planned for Fiscal Year Which Follows the Reporting Year

Identify the individuals who will have final responsibility for the charity's custody of contributions:

ANDREW DEFRANZA

Name and Title: EXECUTIVE DIRECTOR

Address P.O. BOX 507

City BERVERLY

State MA

ZIP Code 01915

TIM DONOVAN

Name and Title: COO

Address P.O. BOX 507

City BERVERLY

State MA

ZIP Code 01915

Name and Title:

Address

City

State

ZIP Code

Identify the individuals who will have final responsibility for the charity's distribution of contributions:

ANDREW DEFRANZA

Name and Title: EXECUTIVE DIRECTOR

Address P.O. BOX 507

City BERVERLY

State MA

ZIP Code 01915

Name and Title:

Address

City

State

ZIP Code

Name and Title:

Address

City

State

ZIP Code

Certification by Organization

Two different signatures required. Signers must be organization president or other authorized officer or trustee.

Under penalty of perjury, we declare that the information furnished in this report, including all attachments, is true and correct to the best of our knowledge.

Signature: _____ Date: _____

Printed Name: ANDREW DEFRANZA

Title: EXECUTIVE DIRECTOR

Signature: _____ Date: _____

Printed Name: _____

Title: _____

Schedule RO

1. Please read the instructions and definition of "Related Organization" carefully before completing this section. (If you have more than five Related Organizations, please attach a list.)

Name: FIRST BAPTIST CHURCH		Primary purpose or activity: CHURCH		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20				

Name: FIREHOUSE PLACE INC		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			107,407.	107,407.

Name: HARBORLIGHT NURSERY SCHOOL		Primary purpose or activity: PRE - SCHOOL		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20				

Name: TURTLE WOODS CORP		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			2,172,599.	2,172,599.

Name: ROCKPORT AFFORDABLE HOUSING INC		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			-143,989.	-143,989.

Schedule RO

1. Please read the instructions and definition of "Related Organization" carefully before completing this section. (If you have more than five Related Organizations, please attach a list.)

Name: TURTLE CREEK HOUSING LLC		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			-164.	3,141,526.

Name: TURTLE CREEK HOUSING MM LLC		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			0.	

Name: MARBLEHEAD COMMUNITY HOUSING CORPORATION		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			-112,455.	-112,455.

Name: HARBORLIGHT HOUSE MM LLC		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			3,697.	3,697.

Name: BOSTON STREET CROSSING LLC		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			-3,299.	1,563,801.

Schedule RO

1. Please read the instructions and definition of "Related Organization" carefully before completing this section. (If you have more than five Related Organizations, please attach a list.)

BOSTON STREET CROSSING MM		Primary purpose or activity: AFFORDABLE HOUSING		
Name: LLC				
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/12			-66.	-66.

HARBORLIGHT HOUSE LLC		Primary purpose or activity: AFFORDABLE HOUSING		
Name: HARBORLIGHT HOUSE LLC				
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			3,691.	1,352,532.

WHIPPLE ANNEX		Primary purpose or activity: AFFORDABLE HOUSING		
Name: WHIPPLE ANNEX				
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			-160,133.	-160,133.

MAPLE WOODS HOUSING LLC		Primary purpose or activity: AFFORDABLE HOUSING		
Name: MAPLE WOODS HOUSING LLC				
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			-45.	-45.

GRANTIE STREET CROSSING		Primary purpose or activity: AFFORDABLE HOUSING		
Name: LLC				
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			-18.	-18.

Schedule RO

1. Please read the instructions and definition of "Related Organization" carefully before completing this section. (If you have more than five Related Organizations, please attach a list.)

Name: ANCHOR POINT LLC		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			30,188.	30,188.

Name: HARDY STREET LLC		Primary purpose or activity: AFFORDABLE HOUSING		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)
12/31/20			47,859.	-47,859.

Name:		Primary purpose or activity:		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)

Name:		Primary purpose or activity:		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)

Name:		Primary purpose or activity:		
FYE	A. Donor restricted funds (-) liabilities	B. 3rd party restricted funds (-) liabilities	C. Unrestricted funds (-) liabilities	D. Total net assets (A+B+C)

Schedule RO ctd.

2. List the total compensation paid by your organization and/or any other related organization to your chief executive (e.g., executive director) and to the four other current or former directors, trustees, officers, or employees within the system of related organizations identified at question 1, on page 13, receiving the highest aggregate compensation (*see instructions*). Use additional lines below to itemize by compensation source.

Name: ANDREW DEFRANZA		Title: EXECUTIVE DIRECTOR	
Income Source:	Salary and Other Income:	Benefits Plan:	Other Compensation
HCP, INC.	175,860.	30,580.	0.

Name: KRISTIN CARLSON		Title: SENIOR PROJECT MANAGER	
Income Source:	Salary and Other Income:	Benefits Plan:	Other Compensation
HCP, INC.	103,436.	6,976.	0.

Name: TIMOTHY DONOVAN		Title: COO	
Income Source:	Salary and Other Income:	Benefits Plan:	Other Compensation
HCP, INC.	162,267.	28,697.	0.

Name: YVONNE GRAHAM		Title: HOUSING DIRECTOR	
Income Source:	Salary and Other Income:	Benefits Plan:	Other Compensation
HCP, INC.	102,222.	4,202.	0.

Name: JAIME DIMARINO		Title: STAFF	
Income Source:	Salary and Other Income:	Benefits Plan:	Other Compensation
HCP, INC.	73,408.	24,537.	0.

3. Is asset and/or compensation information for religious organizations and/or certain non-charitable entities related to foundations excluded pursuant to instructions? Yes No

Harborlight Community Partners, Inc. and Subsidiaries

**Consolidated and Combined Financial Statements
(With Supplementary Information)
and Independent Auditor's Report**

December 31, 2020

Harborlight Community Partners, Inc. and Subsidiaries

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Independent Auditor's Report

To the Board of Directors
Harborlight Community Partners, Inc. and Subsidiaries

Report on the Consolidated and Combined Financial Statements

We have audited the accompanying consolidated and combined financial statements of Harborlight Community Partners, Inc. and Subsidiaries, which comprise the consolidated and combined statement of financial position as of December 31, 2020, and the related consolidated and combined statements of activities, changes in net assets, functional expenses and cash flows for the year then ended, and the related notes to the consolidated and combined financial statements.

Management's Responsibility for the Consolidated and Combined Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated and combined financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated and combined financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated and combined financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated and combined financial statements are free from material misstatement. The financial statements of certain subsidiaries of Harborlight Community Partners, Inc. and Subsidiaries were not audited in accordance with *Government Auditing Standards* as discussed at Note 1 in the Notes to Schedule of Expenditures of Federal Awards.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated and combined financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated and combined financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated and combined financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated and combined financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated and combined financial statements referred to above present fairly, in all material respects, the financial position of Harborlight Community Partners, Inc. and Subsidiaries as of July 20, 2021, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information on pages 32 to 34 is presented for purposes of additional analysis and is not a required part of the consolidated and combined financial statements. The accompanying schedule of expenditures of federal awards on page 35, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the consolidated and combined financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated and combined financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated and combined financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated and combined financial statements or to the consolidated and combined financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated and combined financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 20, 2021, on our consideration of Harborlight Community Partners, Inc. and Subsidiaries' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Harborlight Community Partners, Inc. and Subsidiaries' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Harborlight Community Partners, Inc. and Subsidiaries' internal control over financial reporting and compliance.



Boston, Massachusetts
July 20, 2021

Harborlight Community Partners, Inc. and Subsidiaries
Consolidated and Combined Statement of Financial Position
December 31, 2020

Assets

Current assets	
Cash - operations	\$ 2,272,334
Cash - development	85,458
Restricted deposits and funded reserves	3,449,137
Unrestricted investments	2,174,005
Tenant security deposits	120,291
Accounts receivable - residents	21,486
Accounts receivable - related party	259,767
Accounts receivable - other	89,780
Prepaid expenses	136,942
Unconditional promises to give, current portion	69,600
Total current assets	8,678,800
Property and equipment	
Land and site improvements	8,151,704
Buildings and improvements	43,190,036
Furniture and equipment	1,094,905
Motor vehicles	40,033
Total	52,476,678
Less accumulated depreciation	8,474,916
Total property and equipment	44,001,762
Other assets	
Tax credit fees, net of accumulated amortization of \$18,238	31,542
Real estate project development costs	3,375,619
Unconditional promises to give, less current portion	7,877
Total other assets	3,415,038
Total assets	\$ 56,095,600

Harborlight Community Partners, Inc. and Subsidiaries
Consolidated and Combined Statement of Financial Position
December 31, 2020

Liabilities and Net Assets

Current liabilities	
Accounts payable	\$ 176,895
Accounts payable - related party	46,323
Accounts payable - construction	32,067
Accrued expenses	164,258
Accrued interest	216,566
Tenant security deposits	113,720
Prepaid rent	18,823
Other liabilities	35,294
Current portion of long-term debt	<u>7,413,717</u>
Total current liabilities	<u>8,217,663</u>
Long-term liabilities	
Long-term debt, net of unamortized debt issuance costs	34,271,495
Deferred interest	46,949
Development advances	<u>150,000</u>
Total long-term liabilities	<u>34,468,444</u>
Total liabilities	<u>42,686,107</u>
Without donor restrictions - controlling	
	6,950,206
Without donor restrictions - noncontrolling	
	6,054,241
Without donor restrictions - combined entities	
	(149,037)
With donor restrictions	
	<u>554,083</u>
Total net assets	<u>13,409,493</u>
Total liabilities and net assets	<u><u>\$ 56,095,600</u></u>

See Notes to Consolidated and Combined Financial Statements.

Harborlight Community Partners, Inc. and Subsidiaries

**Consolidated and Combined Statement of Activities
Year Ended December 31, 2020**

	Net assets without donor restrictions	Net assets with donor restrictions	Total
	<u> </u>	<u> </u>	<u> </u>
Revenue and support			
Grants and contributions	\$ 761,738	\$ 385,654	\$ 1,147,392
Rental	4,402,250	-	4,402,250
Contracts	8,764	-	8,764
Program service fees	89,249	-	89,249
Investment return, net	195,936	-	195,936
Development consulting fees	423,524	-	423,524
Management fees	89,801	-	89,801
Other	282,355	-	282,355
Net assets released from restriction	<u>74,201</u>	<u>(74,201)</u>	<u>-</u>
 Total revenue	 <u>6,327,818</u>	 <u>311,453</u>	 <u>6,639,271</u>
 Expenses			
Rental property operations	4,860,213	-	4,860,213
Real estate development	293,342	-	293,342
Advocacy and services	<u>205,073</u>	<u>-</u>	<u>205,073</u>
 Total program services	 5,358,628	 -	 5,358,628
Management and general	172,313	-	172,313
Fundraising	<u>234,151</u>	<u>-</u>	<u>234,151</u>
 Total expenses	 <u>5,765,092</u>	 <u>-</u>	 <u>5,765,092</u>
 Changes in net assets	 <u>\$ 562,726</u>	 <u>\$ 311,453</u>	 <u>\$ 874,179</u>

See Notes to Consolidated and Combined Financial Statements.

Harborlight Community Partners, Inc. and Subsidiaries

**Consolidated and Combined Statement of Changes in Net Assets
Year Ended December 31, 2020**

	Net assets without donor restrictions				Net assets with donor restrictions	Total net assets
	Controlling	Noncontrolling	Combined entities	Total		
Net assets, beginning of year	\$ 5,965,252	\$ 6,485,863	\$ (107,496)	\$ 12,343,619	\$ 242,630	\$ 12,586,249
Changes in net assets	984,954	(380,687)	(41,541)	562,726	311,453	874,179
Distributions	-	(50,935)	-	(50,935)	-	(50,935)
Net assets, end of year	<u>\$ 6,950,206</u>	<u>\$ 6,054,241</u>	<u>\$ (149,037)</u>	<u>\$ 12,855,410</u>	<u>\$ 554,083</u>	<u>\$ 13,409,493</u>

See Notes to Consolidated and Combined Financial Statements.

Harborlight Community Partners, Inc. and Subsidiaries

**Consolidated and Combined Statement of Functional Expenses
Year Ended December 31, 2020**

	Program Services			Total program services	Management and general	Fundraising	Total
	Rental property operations	Real estate development	Advocacy and services				
Employee compensation, payroll taxes and benefits	\$ 1,154,953	\$ 236,397	\$ 156,781	\$ 1,548,131	\$ 146,136	\$ 174,840	\$ 1,869,107
Operating and maintenance expenses	445,628	-	-	445,628	1,344	-	446,972
Utilities	398,097	1,032	1,290	400,419	300	903	401,622
Taxes and insurance	459,411	3,751	4,688	467,850	445	3,282	471,577
Administrative	241,655	31,966	36,939	310,560	4,762	33,780	349,102
Development costs	-	15,175	-	15,175	-	-	15,175
Professional fees	97,577	3,163	3,954	104,694	9,884	2,768	117,346
Fundraising event expense	-	-	-	-	-	17,584	17,584
Financial services expense	53,741	-	-	53,741	-	-	53,741
Social service expenses	80,348	-	-	80,348	-	-	80,348
Interest expense	688,005	1,858	1,421	691,284	3,552	994	695,830
Other financial expenses	16,384	-	-	16,384	-	-	16,384
Depreciation and amortization	1,224,414	-	-	1,224,414	5,890	-	1,230,304
Total	\$ 4,860,213	\$ 293,342	\$ 205,073	\$ 5,358,628	\$ 172,313	\$ 234,151	\$ 5,765,092
Percentage	84.30%	5.09%	3.56%	92.95%	2.99%	4.06%	100.00%

See Notes to Consolidated and Combined Financial Statements.

Harborlight Community Partners, Inc. and Subsidiaries

Consolidated and Combined Statement of Cash Flows Year Ended December 31, 2020

Cash flows from operating activities	
Changes in net assets	\$ 874,179
Adjustments to reconcile changes in net assets to net cash provided by operating activities	
Depreciation	1,226,985
Amortization of debt issuance costs	36,095
Amortization of tax credit monitoring fees	3,319
Gain on investments	(201,581)
Changes in:	
Accounts receivable - residents	(9,004)
Accounts receivable - related party	(192,759)
Accounts receivable - other	25,881
Prepaid expenses	(41,026)
Unconditional promises to give	73,691
Accounts payable	84,434
Accounts payable - related party	46,323
Accrued expenses	30,821
Accrued interest	(24,916)
Tenant security deposits liability	4,297
Prepaid rent	(4,675)
Other liabilities	(45,753)
Deferred interest	1,952
	<hr/>
Net cash provided by operating activities	1,888,263
	<hr/>
Cash flows from investing activities	
Purchases of property and equipment	(2,267,867)
Payments for real estate project development costs	(612,750)
Proceeds from sales of investments	408,263
Purchases of investments	(380,625)
	<hr/>
Net cash used in investing activities	(2,852,979)
	<hr/>
Cash flows from financing activities	
Long-term debt proceeds	2,443,932
Principal payments on mortgages and notes payable	(457,260)
Distributions	(50,935)
Payments of debt issuance costs	(50,482)
	<hr/>
Net cash provided by financing activities	1,885,255
	<hr/>
Net increase in cash and restricted cash	920,539
Cash and restricted cash, beginning	5,006,681
	<hr/>
Cash and restricted cash, end	\$ 5,927,220
	<hr/>

Harborlight Community Partners, Inc. and Subsidiaries

**Consolidated and Combined Statement of Cash Flows
Year Ended December 31, 2020**

Supplemental disclosure of cash flow information	
Cash paid for interest, net of interest capitalized	<u>\$ 682,699</u>
Supplemental disclosure of noncash investing and financing activities	
Property and equipment additions incurred during the year	\$ 2,307,041
Property and equipment additions included in accounts payable - construction at end of year	(15,750)
Property and equipment additions included in accounts payable at year end	<u>(23,424)</u>
Cash paid for purchases of property and equipment	<u>\$ 2,267,867</u>
Real estate project development costs incurred during the year	\$ 195,403
Real estate project development costs included in accounts payable - construction at beginning of year	433,664
Real estate project development costs included in accounts payable - construction at end of year	<u>(16,317)</u>
Cash paid for real estate project development costs	<u>\$ 612,750</u>

See Notes to Consolidated and Combined Financial Statements.

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Note 1 - Organization and summary of significant accounting policies

Harborlight Community Partners, Inc. ("HCP" or the "Organization") was formed as a non-profit corporation in the Commonwealth of Massachusetts in January 2009, which was the result of a merger of several smaller non-profit organizations that had a shared mission in providing affordable housing rental units to the local community. HCP has ties dating back to the 1960s when the First Baptist Church of Beverly opened Harborlight House to provide affordable housing units to low-income seniors. Today, HCP is a community development corporation that manages, develops, preserves, and operates affordable housing on the North Shore of Massachusetts.

HCP currently owns and/or manages 22 properties in nine communities and a community land trust. These properties offer a total combined 398 housing units, which is comprised of a combination of affordable senior housing with supportive services, affordable senior supportive living, family housing for low and very low-income families, affordable housing for individuals with disabilities, and supportive permanent housing for formerly homeless individuals. HCP has also established partnerships with other non-profit and for-profit organizations to further develop affordable housing units on the North Shore of Massachusetts.

Principles of consolidation and combination

HCP consolidates its wholly owned subsidiaries, as well as for-profit limited liability companies in which HCP is the managing member and is deemed to have control. The consolidated financial statements include the accounts of the Organization, its wholly-owned subsidiaries, and for-profit limited liability companies which meet the requirements for consolidation.

HCP is the sole member of Whipple Annex Housing LLC, Maple Woods Housing LLC, Granite Street Crossing LLC, Anchor Point LLC, and Hardy Street LLC. Turtle Creek Housing MM LLC is the managing member in Turtle Creek Housing LLC, which HCP has a controlling interest. Harborlight House MM LLC is the managing member in Harborlight House LLC, which HCP has a controlling interest. Boston Street Crossing MM LLC is the managing member in Boston Street Crossing LLC, which HCP has a controlling interest. Pigeon Cove Ledges is a residential project owned by HCP and is not a separate legal entity.

HCP also combines other not-for-profit organizations which do not meet the requirements for consolidation under the Financial Accounting Standard Board ("FASB") Accounting Standards Codification ("ASC"). The combined entities included are as follows: Firehouse Place, Inc., Rockport Affordable Housing, Inc., and Marblehead Community Housing Corporation; not-for-profit entities related through common board members and management.

HCP, its subsidiaries, and for-profit limited liability companies in which HCP has a controlling interest are collectively referred to hereinafter as the Organization unless context dictates otherwise.

All significant intercompany balances and transactions have been eliminated in consolidation and combination.

Noncontrolling interest in affiliates

The noncontrolling interest represents the 99.99% investor member interests in Turtle Creek Housing LLC, Harborlight House LLC, and Boston Street Crossing LLC, which are reported as a component of net assets without donor restrictions on the consolidated statement of financial position and as a separate component of the change in net assets on the consolidated and combined statement of activities.

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Nature of activities

HCP provides programs and activities that raise the economic, housing, educational and social levels of low and moderate-income for the residents of or on the North Shore of Massachusetts. The following program activities are listed in order of total program expenditures.

Rental property operations

The rental property program consists of rental activities related to 22 residential properties in the North Shore area of Massachusetts, the majority of which are subject to long-term affordable housing restrictions. The residential properties contain 398 units in total, are subjected to affordability restrictions, some of which are attached to the related land, and are rented to families of low to moderate incomes. All leases between the Organization and its tenants are operating leases.

Real estate development

The real estate development program uses funds obtained from various governmental entities, foundations, financial institutions, nonprofit organizations and individuals to acquire and develop properties.

Advocacy and services

The advocacy and services program provides support to the individuals and local communities which relate to HCP's mission.

Use of estimates

The preparation of consolidated and combined financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the consolidated and combined financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Financial statement presentation

HCP presents its consolidated and combined financial statements in accordance with the accounting guidance for nonprofit entities. Under this guidance, the organization is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions. All the net assets of the Organization are net assets without donor restrictions with the exception of those that are subject to explicit or implicit donor-imposed restrictions. Furthermore, information is required to segregate program service expenses from management and general expenses.

HCP conforms to accounting guidance on revenue recognition for nonprofit entities. Under this guidance, contributions received, if any, are recorded as support without or with donor restrictions depending on the existence and/or nature of any donor restrictions.

Cash and cash equivalents

The Organization considers all highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Investments

Investments in marketable securities with readily determinable fair values and all investments in debt securities are recorded at their fair values in the statement of financial position. Unrealized gains and losses are included in the change in net assets in the accompanying statement of activities.

Accounts receivable - residents

Tenant rents receivable are stated at the amount management expects to collect on balances outstanding at year-end. Management has closely monitored outstanding balances and writes-off as of year-end all balances that it deems uncollectible based upon such factors as tenant payment history, the results of collection efforts, and the commencement of tenant eviction proceedings. Accounting principles generally accepted in the United States of America require the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different than the results that would have been obtained under the allowance method.

Accounts receivable - related party, other

Receivables from grants and contributions are stated at the amounts management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a charge to net assets and a credit to a valuation allowance based on historical collection experience, its assessment of current economic conditions, review and assessment of estimated funding sources and financial condition of the debtor. Balances which are still outstanding after management has used reasonable collection efforts are written off through a charge to valuation allowance and a credit to accounts receivable.

Fixed assets and depreciation

Property and equipment are recorded at cost or if donated, fair value on the date of receipt. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives. Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of activities.

The Organization computes depreciation using the straight-line method over the following estimated useful lives:

Land and site improvements	15 - 20 years
Buildings and improvements	20 - 40 years
Furniture and equipment	3 - 7 years
Motor vehicles	5 years
Leasehold improvements	3 - 40 years

During 2020, the Organization wrote off fully depreciated motor vehicles totaling \$60,815 that were retired from service.

During 2020, land costs of \$42,500 relating to Maple Woods Housing LLC were reclassified to real estate project development costs.

Harborlight Community Partners, Inc. and Subsidiaries
Notes to Consolidated and Combined Financial Statements
December 31, 2020

Real estate project development costs

Real estate project development costs include pre-acquisition, acquisition, construction costs and capitalized interest, and associated general and administrative costs related to properties the Organization intends on using in its programs. Real estate project development costs are recorded at cost. Management believes these developments could take anywhere from 2-5 years to completely develop, sell and/or rent. At times, planned developments are abandoned. Real estate project development costs are written off when it is determined by Management that such projects will no longer be pursued. All developments are located in the North Shore of Massachusetts.

Impairment of long-lived assets

The Organization reviews its investment in real estate, real estate development costs, and property held for sale (real estate), for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flows expected to be generated by the property and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. There were no impairment losses recognized in 2020.

Tax credit fees and amortization

Tax credit fees of \$49,780 are being amortized over the respective tax credit compliance periods using the straight-line method. Amortization expense for the year ended December 31, 2020 was \$3,319. Accumulated amortization was \$18,238 at December 31, 2020. Estimated annual amortization expense for each year through December 31, 2025 is \$3,319.

Debt issuance costs

Debt issuance costs, net of accumulated amortization, are reported as a direct deduction from the face amount of the mortgage loan payable to which such costs relate. Amortization of debt issuance costs is reported as a component of interest expense and is computed using an imputed interest rate on the related loan.

Net assets

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor or grantor imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net assets without donor restrictions - Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

Net assets with donor restrictions - Net assets subject to donor (or certain grantor) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Contributions which are limited to the use of various HCP programs are reflected as net assets without donor restrictions if these funds are received and spent during the same year and if they support the activities of HCP within the limits of HCP's Articles of Organization.

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Revenue recognition

The Organization recognizes its revenue as follows:

Housing management and related fees

Fees for property management, accounting and data processing, central office, and other services are recognized over time when the performance obligations of transferring such services to the customer are satisfied. Transaction prices for each performance obligation are specified in the contractual agreements. Payment terms are specified in each contract and are most often to be made by the customer on a monthly basis after such services have been rendered. Amounts received in advance are deferred to the applicable period.

Development fees

Development fees are earned in connection with the construction and oversight of the development of multi-family affordable housing rental units. Development fees earned are paid from the related project's equity and debt proceeds ("Development Sources") at the completion of construction of the project, or as otherwise specified in the development agreement. These fees are recognized over the development period, beginning when the project is assured of being constructed, as evidenced by the admission of an equity partner, as units are delivered or based on the external construction costs incurred as a percentage of the total external construction costs expected, and concluding with the application for final allocation of tax credits and/or obtaining permanent financing. Any portion of the development fee not expected to be paid using Development Sources, such as out of cash flow from project operations, represents variable consideration. The project estimates whether it will be entitled to variable consideration under the terms of the development agreement and includes its estimate of variable consideration in the total development fee amount when it is probable that a significant reversal in the amount of cumulative revenue recognized will not occur in accordance with the accounting guidance in *ASC Topic 606, Revenue from Contracts with Customers*, on constraining estimates of variable consideration, which typically includes the following factors:

- The susceptibility of the consideration amount to factors outside the project's influence, including insufficient equity and debt proceeds at the completion of the construction of the project;
- Whether the uncertainty about the consideration amount is not expected to be resolved for a long period of time;
- The Organization's experience with similar types of agreements;
- Whether the Organization expects to offer changes to payment terms; and
- The range of possible consideration amounts.

The cumulative amount of development fees earned over the development agreement is updated at each reporting period based on the project's estimate of the variable consideration using available information at the reporting date. Any difference between the gross amount of the project's development fee payable and the estimate of variable consideration to which the developer expects to be entitled is eliminated in these consolidated and combined financial statements. Additionally, development fees earned on projects that are wholly-owned by the Organization are also eliminated in these consolidated and combined financial statements.

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Rental revenue

Rental income from operating leases with residential tenants is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Organization and the tenants of the properties are operating leases.

Rental income from operating leases with commercial tenants is recognized on a straight-line basis under which contractual rent increases are recognized equally over the lease term. Differences over the term of the lease in the amount of rent to be recognized on the straight-line method and actual rents billed are reflected as a deferred asset or liability, as applicable.

Contributed services and in-kind contributions

Volunteers contribute significant amounts of time to our program services, administration, and fundraising activities; however, the consolidated and combined financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by generally accepted accounting principles. Contributed goods are recorded at fair value at the date of donation. Donated professional services are recorded at the respective fair values of the services received. No significant contributions of such goods or services were received during the year ended December 31, 2020.

Contributions

Contributions are recorded upon receipt or pledge when it is determined that the resource provider has not received equal commensurate value in return for the resources transferred or promised to the Organization. Contributions are classified as either conditional or unconditional depending on the existence and/or nature of any donor-imposed conditions or stipulations. All contributions are considered to be unconditional unless they specifically carry donor-imposed stipulations which represent barriers that must be overcome by the Organization before being entitled to the assets transferred or promised by the resource provider. Additionally, a conditional contribution also requires that any failure by the Organization to overcome such barriers gives the resource provider a right of return of the assets it has transferred or provides the promisor a right of release from obligation to transfer its assets. Unconditional contributions are recognized as contribution revenue immediately and are classified as either net assets with donor restrictions or net assets without donor restrictions depending upon the existence of any donor-imposed restrictions. Donor-imposed restrictions, if any, are dictated by the resource provider with the sole purpose of limiting the Organization's use of the contribution for a specific purpose or a specified period of time. Conditional contributions received are accounted for as a liability initially, that is, until the barriers to entitlement are overcome by the Organization, at which time the transaction is recognized as unconditional and classified as either net assets with donor restrictions or net assets without donor restrictions.

Promises to give

Unconditional promises to give are reported at net realizable value if at the time the promise is made collection is expected to be received in one year or less. Unconditional promises to give that are expected to be collected in more than one year are initially recorded at fair value using present value techniques and a discount rate determined by management of HCP. Amortization of discounts is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions. Unconditional promises to give are recorded as receivables and revenue when earned. HCP distinguishes between contributions received for each net asset category in accordance with donor-imposed restrictions. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional.

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Grants

HCP receives grant revenue from various agencies in accordance with its mission. Grant revenue is earned and recognized by the Organization when the services are provided. HCP also receives grant awards that are passed through to other recipients. These pass-through awards amounted to \$97,500 for the year ended December 31, 2020 and the related expense is included in operating and maintenance expense on the accompanying consolidated and combined statement of functional expenses.

Contracts

The Organization receives contract revenue from various public and private organizations. Contract revenue is recognized over the period covered by the contract as services are provided and costs are incurred.

Event revenue

Event revenue is recorded when the event takes place. Amounts received in advance are deferred until earned.

Functional allocation of expenses

The cost of providing the various programs and activities has been summarized on a functional basis in the consolidated and combined statement of activities. The consolidated and combined statement of functional expenses presents the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited. Such costs have been allocated on the basis of estimates of time and effort.

Income taxes

Harborlight Community Partners, Inc., Firehouse Place, Inc., Rockport Affordable Housing, Inc. and Marblehead Community Housing Corporation are exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code ("IRC"). However, income from certain activities not directly related to each entity's tax-exempt purpose is subject to taxation as unrelated business income. The entities had no unrelated business income for the year ended December 31, 2020. In addition, the Organizations qualify for the charitable contribution deduction under Section 170(b)(1)(A) and have been classified as organizations other than private foundations under Section 509(a)(2).

The individual members of Turtle Creek Housing LLC, Harborlight House LLC, and Boston Street Crossing LLC are responsible for any federal and state income taxes, and therefore any such taxes are not included in the consolidated and combined financial statements of the Organization.

Whipple Annex Housing LLC, Maple Woods Housing, LLC, Granite Street Crossing, LLC, Anchor Point LLC, and Hardy Street LLC, as single-member entities, are disregarded entities for tax purposes.

The tax returns of each entity incorporate the interpretation of the Internal Revenue Code and applicable state regulations as determined by the management of each entity. These interpretations are subject to review and adjustment by the Internal Revenue Service and taxing authorities.

Management has evaluated significant tax positions against the criteria established by professional standards and believes there are no such tax positions requiring accounting recognition in the consolidated and combined financial statements. Management does not believe its evaluation of tax positions will significantly change within 12 months of December 31, 2020. Any changes in tax

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

positions will be recorded when the ultimate outcome becomes known. Each entity's income tax returns are subject to examination by the IRS for a period of three years. While no income tax returns are currently being examined by the IRS, tax years since 2017 remain open.

Adoption of new accounting principle

In May 2014, the FASB issued ASU 2014-09, *Revenue from Contracts with Customers (Topic 606)* ("ASU 2014-09") effective for reporting periods beginning after December 15, 2018. Adoption of the provisions of ASU 2014-09 will be applied to contracts with customers using available practical expedients only for contracts with customers. This approach may result in a cumulative adjustment to opening net assets for the Organization as it relates to contracts with customers. In June 2020, the FASB issued ASU 2020-05, *Revenue from Contracts with Customers (Topic 606) and Leases (Topic 842): Effective Dates for Certain Entities*. This update allowed for the deferral, for one year, the required effective date of Topic 606 for certain entities that have not yet issued their financial statements or made financial statements available for issuance as of June 3, 2020. The Organization had elected to defer implementation of ASU 2014-09 provided for under ASU 2020-05 for the year ended December 31, 2019. Topic 606 has been implemented by the Organization for the year ended December 31, 2020. The majority of the Organization's revenue is derived from leases with tenants of the property generally for terms of one year or less, which are accounted for in accordance with *Leases (Topic 840)*. Therefore, adoption of ASU 2014-09 had limited impact on the recognition of rental revenue of the Organization during the period presented.

Note 2 - Liquidity and availability

The Organization has \$5,342,264 of financial assets available within one year of the statement of financial position date to meet cash needs for general expenditures consisting of cash of \$2,272,334, accounts receivable of \$371,033, prepaid expenses of \$136,942, restricted deposits and funded reserves of \$387,950, and unrestricted investments of \$2,174,005. Only amounts related to restricted deposits and funded reserves anticipated to be used more than one year after the statement of financial position date have been excluded from the above amounts. Financial assets of the Organization are intended to be sufficient to meet its general expenditures, liabilities and other obligations as they become due.

Note 3 - Restricted deposits and funded reserves

Mortgage escrow deposits

The Organization is required to establish and maintain real estate taxes and insurance escrows in connection with loan agreements related to the Organization's rental operations. As of December 31, 2020, the escrow balances totaled \$114,639. All required deposits were made during the year.

Replacement reserves

In accordance with various operating and loan agreements in connection with the Organization's rental operations, the Organization is required to establish and maintain replacement reserve accounts for significant repairs and replacements. Withdrawals are subject to approval as defined in the Organization's various operating and loan agreements. The replacement reserve funds are held with certain lenders. As of December 31, 2020, the replacement reserve balances totaled \$1,531,443. All deposits and disbursements were made in accordance with the Organization's operating and loan agreements.

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Residual receipts reserve

In connection with the acquisition of the Project, residual receipts of \$47,745 were transferred from the seller to the Organization. The use of residual receipts is restricted by the Regulatory Agreement and funds may only be withdrawn with the permission of HUD. As of December 31, 2020, the balance of the residual receipts reserve was \$48,113.

Operating reserves

In accordance with various operating agreements in connection with the Organization's rental operations, the Organization maintains operating reserves for operating shortfalls. Withdrawals may only be made with prior approval as specified in the related operating agreements. Additionally, operating reserve accounts may have a minimum balance requirement equal to three months' debt service for notes payable. The operating reserve funds are held in financial institutions in Massachusetts and with certain lenders. As of December 31, 2020, the operating reserve balances totaled \$1,527,296.

Bond reserve

As of December 31, 2020, the bond reserve balances totaled \$16,114.

Other restricted deposits

The Organization regularly receives cash donations which are restricted by the donor for the exclusive benefit of one or more of HCP's subsidiaries. As of December 31, 2020, the balance of such restricted deposits was \$211,532.

Yes In My Back Yard ("YIMBY") program

The Organization acts as a fiscal agent for participants in the YIMBY program. Under the terms of the agreement, the Organization is to distribute funds only upon YIMBY's approval. The Organization has no variance power over the funds and has included amounts held on behalf of the participants in restricted deposits and funded reserves on the accompanying consolidated and combined statement of financial position. The Organization held no funds on behalf of the participants as of December 31, 2020.

Note 4 - Investments

The Organization's investments are comprised of the following as of December 31, 2020:

	Unrestricted	
	Cost	Fair value
Money market funds	\$ 74,219	\$ 74,219
Equity securities	504,656	724,166
Corporate bonds	680,724	720,152
Mutual funds	436,188	598,843
Exchange traded products	50,043	51,796
Accrued interest	4,829	4,829
	<u>\$ 1,750,659</u>	<u>\$ 2,174,005</u>

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Realized and unrealized gains (losses) on investments are shown net in the consolidated and combined statement of activities. For the year ended December 31, 2020, net realized and unrealized gains on investments amounted to \$192,966, which is included in investment return, net in the accompanying consolidated and combined statement of activities.

Note 5 - Fair value measurements

FASB's guidance on fair value measurements established a framework for measuring fair value of assets and liabilities and expanded related disclosures. FASB's guidance requires fair value to be determined based on the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for an asset or liability in an orderly transaction between market participants. The guidance established a three-level valuation hierarchy based upon observable and nonobservable inputs.

Fair value is the price the Organization would receive to sell an asset or pay to transfer a liability in an orderly transaction with a market participant at the measurement date. In the absence of active markets for the identical assets or liabilities, such measurements involve developing assumptions based on market observable data and, in the absence of such data, internal information that is consistent with what market participants would use in a hypothetical transaction that occurs at the measurement date.

Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the Organization's market assumptions. Preference is given to observable inputs.

The fair value hierarchy under the guidance is as follows:

Level 1: Quoted prices in active markets that are unadjusted and accessible at the measurement date for identical, unrestricted assets or liabilities;

Level 2: Quoted prices for identical assets and liabilities in markets that are not active, quoted prices for similar assets and liabilities in active markets or financial instruments for which significant inputs are observable, either directly or indirectly; and

Level 3: Prices or valuations that require inputs that are both significant to the fair value measurement and unobservable.

FASB's guidance requires the use of observable data if such data is available without undue costs and effort.

When available, the Organization uses unadjusted quoted market prices to measure the fair value and classifies such items within Level 1. Level 1 securities primarily include publicly-traded equity securities and mutual funds.

When quoted market prices are unobservable, the Organization uses quotes from independent pricing vendors based on recent trading activity and other relevant information including market interest rate curves, referenced credit spreads and estimated prepayment rates where applicable.

Harborlight Community Partners, Inc. and Subsidiaries

**Notes to Consolidated and Combined Financial Statements
December 31, 2020**

Investments consist of corporate stocks, mutual funds, corporate bonds, and money markets with readily determinable fair values which are carried at fair value based on quoted prices in active markets. The fair value of assets measured on a recurring basis at December 31, 2020 is as follows:

Description	Level 1	Level 2	Level 3	Total
Stocks				
Information technology	\$ 209,907	\$ -	\$ -	\$ 209,907
Health care	99,985	-	-	99,985
Consumer discretionary	67,110	-	-	67,110
Consumer staples	58,223	-	-	58,223
Industrial	111,504	-	-	111,504
Financial	117,592	-	-	117,592
Materials	18,306	-	-	18,306
Energy	41,539	-	-	41,539
Total common stock	724,166	-	-	724,166
Corporate bonds - domestic	720,152	-	-	720,152
Mutual funds				
Foreign	440,087	-	-	440,087
Domestic	158,756	-	-	158,756
Total mutual funds	598,843	-	-	598,843
Money market	74,219	-	-	74,219
Exchange funded products	51,796	-	-	51,796
Accrued interest	4,829	-	-	4,829
Total assets measured at fair value	\$ 2,174,005	\$ -	\$ -	\$ 2,174,005

Note 6 - Consolidated and combined statement of cash flows

The following table provides a reconciliation of cash and restricted cash reported within the consolidated and combined statement of financial position that sum to the total of the same such amounts in the consolidated and combined statement of cash flows.

Cash - operations	\$ 2,272,334
Cash - development	85,458
Tenant security deposits	120,291
Restricted deposits and funded reserves	
Replacement reserves	1,531,443
Operating reserves	1,527,296
Other reserves and escrows	390,398
Total cash and restricted cash shown in the consolidated and combined statement of cash flows	\$ 5,927,220

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Amounts included in restricted cash are comprised of security deposits held in trust for the future benefit of tenants upon moving out of the property, replacement reserves, operating reserves, and other reserves and escrows as required by regulatory authority and by operating agreements.

Note 7 - Promises to give

Unconditional promises to give are estimated to be collected as follows at December 31, 2020:

Unconditional promises to give	\$ 81,600
Less unamortized discount (effective rate of 5%)	<u>(4,123)</u>
Unconditional promises to give, net	<u><u>\$ 77,477</u></u>
Amounts due in:	
Less than one year	\$ 69,600
One to five years	<u>12,000</u>
Total	<u><u>\$ 81,600</u></u>

At December 31, 2020, the total promises to give balance consisted of three total donors, all of which were obtained in prior years.

During 2020, the Organization obtained a conditional promise to give for the total award amount of \$381,246, representing a grant for the purpose of advocacy of affordable housing. As of December 31, 2020, \$76,364 has been received and is included in net assets with donor restrictions on the accompanying consolidated and combined statement of financial position.

Note 8 - Land use restrictions

Whipple Annex Housing LLC leases the land upon which the residential units are situated from the Town of Ipswich under a ninety-nine year lease. The lease provides that the Organization shall be required to pay \$1 during the term of the lease, plus expenses, such as taxes and assessments, incidental to the use of the land.

Rockport Affordable Housing, Inc. was assigned a land lease upon which the residential units are situated from the Town of Rockport, under a sixty-five year lease. The lease provides that the Organization shall be required to pay \$1 during the term of the lease, plus expenses, such as taxes and assessments, incidental to the use of the land.

Hardy Street LLC leases the land upon which an affordable housing project was developed in Beverly, Massachusetts from Harborlight Community Partners, Inc. under a ninety-nine year lease. The lease provides that Hardy Street LLC pay base rent of \$30,000 per annum during the term of the lease, plus expenses, such as taxes and assessments, incidental to the use of the land. Payments of base rent are expected to commence in 2021 and are payable to the extent of the project's available cash flow (see Note 13).

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Note 9 - Long-term debt

Bond note payable

The Organization entered into a promissory note, dated August 3, 2011, in the amount of \$1,724,506 (the "Bond Note Payable"), issued by Boston Private Bank & Trust Company. The Bond Note Payable provides for interest at a rate of 3.75% per annum. The note is secured by the real estate and personal property (various HCP property locations). The note requires monthly principal and interest payments of \$80,389. The note matures on August 3, 2021. As of December 31, 2020, the outstanding principal balance of the mortgage loan was \$1,379,042.

Line of credit

The Organization has a \$500,000 revolving line of credit with the Life Insurance Community Investment Initiative, LLC ("Life Initiative"), which bears interest at 6%. The line of credit is secured by substantially all assets of HCP. The line of credit was modified in 2019 to extend the maturity date to June 1, 2022, at which time all unpaid principal and interest shall become due. As of December 31, 2020, the outstanding balance on the line of credit was \$427,341.

The following schedule shows additional debt held by the Organization at December 31, 2020 related to various rental properties and equipment:

Loan from	Priority	Stated interest rate	Note date	Maturity date	Original principal balance	Outstanding principal balance as of 12/31/20
<u>Harborlight Community Partners, Inc.</u>						
<u>Pigeon Cove Ledges</u>						
USDA, Rural Development	Shared First	3.25%	December 1, 2011	January 2042	\$ 2,427,318	\$ 2,224,860
USDA, Rural Development	Shared First	3.25%	December 1, 2011	January 2042	1,337,069	1,225,547
North Shore HOME Consortium	Shared Second	0.00%	January 30, 2012	January 2042	150,000	150,000
Town of Rockport	Shared Second	0.00%	January 30, 2012	January 2042	72,764	72,764
<u>Dodge Street</u>						
North Shore Bank	First	4.25%	January 12, 2017	January 2037	135,000	122,064
CEDAC	Shared Second	0.00%	March 26, 2008	March 2038	238,026	238,026
North Shore HOME Consortium	Shared Second	0.00%	August 21, 2009	August 2039	150,000	150,000
City of Beverly	Third	0.00%	August 21, 2009	^(a)	100,000	100,000
<u>Home Street</u>						
North Shore HOME Consortium	First	0.00%	September 18, 2003	July 2023	140,000	140,000
<u>Pleasant Street</u>						
Boston Private Bank & Trust	First	6.07%	August 3, 2011	August 2021	65,000	55,514
North Shore HOME Consortium	Second	0.00%	October 14, 2011	October 2041	90,000	90,000
<u>Chase Street</u>						
North Shore HOME Consortium	First	0.00%	December 15, 2010	December 2040	78,100	78,100
<u>Union Street</u>						
North Shore HOME Consortium	First	0.00%	December 13, 2010	December 2040	101,000	101,000
<u>River Street</u>						
North Shore HOME Consortium	First	0.00%	August 31, 2001	August 2031	65,000	65,000
<u>Beckford Street</u>						
North Shore HOME Consortium	First	0.00%	December 1, 2008	December 2023	25,000	25,000
<u>Anchor Point LLC</u>						
CEDAC	First	7.00%	December 22, 2017	^(b)	1,527,135 ⁽¹⁾	1,212,621
<u>Granite Street Crossing LLC</u>						
CEDAC	First	7.00%	July 7, 2017	^(b)	196,648	249,488
<u>Maple Woods</u>						
CEDAC	First	7.00%	November 16, 2020	^(b)	447,500	186,840
<u>Firehouse Place, Inc.</u>						
First Baptist Church of Beverly	First	6.00%	February 18, 2011	February 2031	140,000	91,438
DHCD	Shared Second	0.00%	June 6, 2011	October 2041	200,000	200,000
CEDAC	Shared Second	0.00%	May 20, 2011	October 2041	200,000	200,000
CEDAC	Shared Second	0.00%	May 20, 2011	October 2041	107,000	107,000
North Shore HOME Consortium	Shared Second	0.00%	May 20, 2011	October 2041	220,000	220,000
Town of Hamilton	Shared Second	0.00%	May 20, 2011	October 2041	65,720	65,720
<u>Marblehead Community Housing Corp.</u>						
National Grand Bank	First	5.25%	April 29, 2014	April 2034	114,376	101,346
MHP Fund Board	Second	0.00%	October 22, 2004	October 2054	260,000	260,000
North Shore HOME Consortium	Third	0.00%	September 6, 2013	September 2023	100,000	100,000
FHLB of Boston	Fourth	0.00%	April 29, 2014	February 2030	84,000	84,000

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Notes to Consolidated and Combined Financial Statements December 31, 2020

Loan from	Priority	Stated interest rate	Note date	Maturity date	Original principal balance	Outstanding principal balance as of 12/31/20
<u>Rockport Affordable Housing, Inc.</u>						
USDA, Rural Development	First	3.75%	December 1, 2013	January 2044	874,875	827,226
Cape Ann Savings Bank	Second	4.50%	December 2, 2013	December 2043	200,000	175,075
DHCD	Shared Third	0.00%	December 12, 1996	December 2043	500,000	450,000
Town of Rockport	Shared Third	0.50%	December 12, 1996	December 2046	390,400	390,400
North Shore HOME Consortium	Shared Third	0.00%	November 26, 2013	December 2043	300,000	300,000
North Shore HOME Consortium	Shared Third	0.00%	January 30, 2012	January 2042	200,000	200,000
North Shore HOME Consortium	Shared Third	0.00%	November 26, 2013	November 2043	35,300	35,300
<u>Whipple Annex LLC</u>						
North Shore Bank	Shared First	3.00%	March 16, 2016	May 2027	650,000	252,886
North Shore Bank	Shared First	4.22%	December 28, 2015	March 2026	140,000	32,208
DHCD	Shared Second	0.00%	July 7, 2006	March 2036	500,000	500,000
DHCD	Shared Second	0.00%	March 16, 2016	March 2056	500,000	500,000
FHLB of Boston	Shared Second	0.00%	March 16, 2016	May 2022	300,000	300,000
CEDAC	Shared Second	0.00%	May 8, 2007	May 2037	201,993	201,993
Town of Ipswich	Shared Third	0.00%	March 16, 2016	March 2105	115,000	115,000
North Shore HOME Consortium	Shared Third	0.00%	March 16, 2016	March 2105	75,000	75,000
<u>Turtle Creek Housing LLC</u>						
Red Capital Mortgage LLC	First	4.05%	May 1, 2016	June 2051	10,313,300	9,653,047
First Church of Beverly	Second	3.37%	November 19, 2013	November 2063	2,704,613	2,564,289
First Church of Beverly	Third	0.00%	November 19, 2013	November 2063	439,710	439,710
North Shore HOME Consortium	Fourth	0.00%	November 19, 2013	November 2048	64,724	64,724
Kelly Ford, Inc.	N/A - Vehicle	7.74%	August 2, 2017	August 2022	40,033	14,022
<u>Harborlight House LLC</u>						
DHCD	Shared First	2.74%	August 10, 2016	August 2046	400,000	400,000
MHP Fund Board	Shared First	0.00%	August 10, 2016	August 2066	1,010,000	1,005,000
CEDAC	Shared First	2.00%	August 10, 2016	August 2056	250,000	188,674
CEDAC	Shared First	0.00%	August 10, 2016	August 2046	1,000,000	1,000,000
CEDAC	Shared First	0.00%	August 10, 2016	August 2056	1,000,000	1,000,000
North Shore HOME Consortium	Shared Third	2.82%	August 31, 2016	August 2045	150,000	150,000
City of Beverly	Shared Third	2.82%	August 31, 2016	August 2045	50,000	50,000
<u>Boston Street Crossing LLC</u>						
Boston Private Bank & Trust	Shared First	2.71%	August 8, 2017	August 2049	150,000	126,145
DHCD	Shared Second	0.00%	August 8, 2017	August 2048	1,482,408	1,482,408
DHCD	Shared Second	0.00%	August 8, 2017	August 2048	430,000	430,000
CEDAC	Shared Second	0.00%	August 8, 2017	August 2048	1,400,000	1,400,000
CEDAC	Shared Second	0.00%	August 8, 2017	August 2048	592,000	592,000
MHP Fund Board	Shared Second	0.00%	August 8, 2017	August 2068	1,000,000	993,193
North Shore HOME Consortium	Shared Second	0.00%	August 8, 2017	August 2048	185,000	185,000
City of Peabody	Shared Second	0.00%	August 8, 2017	August 2048	300,000	300,000
<u>Granite Street Crossing LLC</u>						
CEDAC	Shared First	6.00%	July 28, 2016	July 2022	376,000	376,000
CEDAC	Shared First	4.00%	July 28, 2016	July 2022	400,000 ⁽²⁾	188,000
<u>Anchor Point LLC</u>						
CEDAC	First	3.50%	January 29, 2018	June 2021*	3,000,000	3,000,000
<u>Hardy Street LLC</u>						
North Shore Bank	First	4.50%	October 31, 2019	October 2021	1,350,000	1,228,480
DHCD	Shared Second	0.00%	October 31, 2019	October 2049	190,000	405,000
DHCD	Shared Second	0.00%	October 31, 2019	July 2070	450,000	450,000
North Shore HOME Consortium	Shared Second	0.00%	October 31, 2019	July 2050	75,000	-
City of Beverly	Shared Second	0.00%	October 31, 2019	July 2050	130,112	-
City of Beverly	Shared Second	0.00%	October 31, 2019	July 2050	200,000	200,000
MHP Fund Board	Shared Second	0.00%	October 31, 2019	July 2070	450,000	-
Total					\$ 43,402,124	\$ 40,157,108

(a) Maturity will occur upon the default of the loan, or sale, transfer or refinancing of the property.

(b) Maturity will occur upon the construction and permanent loan closings, and two phases of development, as applicable.

(1) On May 19, 2020, the promissory note was modified to increase the loan amount to \$1,070,280.

On August 6, 2020, the loan was modified to increase the loan amount to \$1,129,279.

On September 29, 2020, the loan was modified to increase the loan amount to \$1,527,135.

(2) On May 20, 2020, the promissory note was modified to increase the loan amount to \$400,000.

* On January 8, 2020, the maturity date of the loan was extended to June 30, 2021.

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Unless otherwise indicated, the above debt is secured by an interest in the related project, including an assignment of leases and rents.

Debt issuance costs, net of accumulated amortization, totaled \$278,279 as of December 31, 2020 and are related to the mortgages for HCP and various properties. Debt issuance costs on the mortgages are being amortized using imputed interest rates ranging from 3.87% to 5.80%. As of December 31, 2020, the outstanding principal balance on the loans and mortgages, net of unamortized debt issuance costs, is \$41,685,212.

Interest costs incurred and expensed on all debt for the year ended December 31, 2020 amounted to \$695,830, including amortization of debt issuance costs of \$36,095. As of December 31, 2020, accrued interest expensed and currently payable amounted to \$216,566. Accrued interest on all debt not currently payable totals \$46,949 at December 31, 2020. Interest costs incurred and capitalized on real estate projects in development for the year ended December 31, 2020 were \$155,898.

Debt covenants

Certain notes payable require the Organization to maintain a minimum loan to value ratios and debt service coverage ratios. As of the date of the auditor's report, management has determined that the Organization was in compliance with these ratios as of December 31, 2020 or obtained waivers for any noncompliance.

Estimated annual principal payments due during each of the next five years and thereafter on the above-mentioned debt are as follows:

December 31, 2021	\$	7,413,717
2022		1,282,460
2023		461,557
2024		308,244
2025		320,467
Thereafter		<u>32,177,046</u>
Total	\$	<u>41,963,491</u>

Other loan payable - PPP loan

On April 20, 2020, the Organization was granted a loan (the "Loan") from Cape Ann Savings Bank in the aggregate amount of \$183,000, pursuant to the Paycheck Protection Program ("PPP") administered by the Small Business Administration. The PPP, established as part of the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act"), provides for loans to qualifying businesses for amounts up to 2.5 times of the average monthly payroll expenses of the qualifying business. The Loan is forgivable after eight weeks as long as the Organization uses the proceeds for eligible purposes in accordance with the CARES Act, including payroll, benefits, rent and utilities, and maintains its payroll levels. Any unforgiven portion of the Loan is payable over two years at an interest rate of 1%, with a deferral of payments for the first six months.

During 2020, the Loan amount of \$183,000 was forgiven and the gain has been included in other revenue in the accompanying consolidated and combined statement of activities.

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Note 10 - Development advances

During both 2014 and 2016, the Organization received advances of \$75,000 from a local donor to support pre-development costs on future development projects. All funds will be repaid at a time that is mutually agreeable to both parties. As of December 31, 2020, development advances totaling \$150,000 remained outstanding.

Note 11 - Net assets with donor restrictions

Net assets with donor restrictions consist of resources available to meet future obligations, but only in compliance with the restrictions specified by donors. Donor restrictions limit the use of the resources within the particular purposes listed below.

	Net assets with donor restrictions December 31, 2019	Increases during 2020	Releases during 2020	Interest earned during 2020	Net assets with donor restrictions December 31, 2020
Harborlight House	\$ 136,506	\$ 36,069	\$ -	\$ 2,957	\$ 175,532
Properties in development - Anchor Point	-	210,000	-	-	210,000
Properties in development - Hardy Street	5,682	7,957	(5,682)	-	7,957
Properties in development - AP Scholarship	24,000	12,000	-	-	36,000
Housing renovations	72,552	12,500	(36,398)	32	48,686
Rent relief	-	25,000	-	-	25,000
Advocacy grant	-	76,364	(25,456)	-	50,908
Tenant support	3,890	2,775	(6,665)	-	-
	<u>\$ 242,630</u>	<u>\$ 382,665</u>	<u>\$ (74,201)</u>	<u>\$ 2,989</u>	<u>\$ 554,083</u>

Note 12 - Related party transactions

Intercompany loans

HCP and its consolidated subsidiaries have entered into various notes whereby HCP has provided funding to the subsidiary in the form of Sponsor loans or advances. The notes and accrued interest generally are paid from the Project's cash flow or a sale or refinancing. Additionally, HCP assesses the collectability of the notes and interest receivable and records an allowance for uncollectability based on the expected payments to be received. The loans and advances, accrued interest, interest earnings and expense, as well as any bad debt allowance and bad debt expense are eliminated in consolidation and combination.

Development fees

HCP provides development services to its consolidated and combined subsidiaries and earns a development fee in accordance with the terms of each agreement. Development fees of \$171,374 were earned during the year ended December 31, 2020. Any development fees receivable and payable, earned and incurred are eliminated consolidation and combination.

Management fees

For providing certain administrative, oversight services and property management services to its consolidated subsidiaries, HCP earns management fees from the Projects. Such fees are generally payable only from net cash flows of the Projects. Fees receivable and payable, earned and incurred are eliminated in consolidation and combination.

Note 13 - Operating leases

HCP entered into operating leases with a third party tenant to rent two rental units, which will be used as office space in support of providing support services to elderly tenants at the property. The

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

leases commenced on July 1, 2015 for a term of three years through June 30, 2018. The leases call for rent of \$56,400 per year. HCP extended the leases with the tenants for a term of three years through June 30, 2021. HCP terminated the lease with one of the units in February 2020. Minimum future rent payments are \$15,707 for 2021.

HCP entered into an operating lease with a third party tenant for commercial space at a rental property, which will be operated as a food pantry to serve the community. The lease has a term of fifteen years with and a mutual option to extend the lease for successive periods of ten years each.

Minimum future payments due over the next five years and thereafter are as follows:

December 31, 2021	\$	10,688
2022		11,219
2023		11,780
2024		12,369
2025		12,987
Thereafter		<u>15,136</u>
Total	\$	<u><u>74,179</u></u>

HCP entered into an operating lease with an unrelated third party for office space, which is used to operate HCP's central office. The leases commenced in January 2012 for a term of five years through January 2017, with up to five one year options to renew available. The lease was renewed through December 2018, with monthly payments of \$2,741. In January 2019, the lease was renewed through December 2020 with monthly payments of \$2,851. As of December 31, 2020, the lease has not been renewed.

On January 1, 2021, the lease converted to a tenancy-at-will arrangement, with total rental payments of \$34,212 (\$2,851 per month) expected for 2021.

HCP entered into a ground lease agreement, dated October 31, 2019, with Hardy Street LLC. The lease commenced on October 31, 2019 and will terminate 99 years thereafter on October 31, 2118. In accordance with the lease agreement, annual rental payments are payable to the extent of the project's available cash flow and will begin in the year following the one year anniversary of the project's certificate of occupancy. Management estimates that the annual rental payments will commence in 2021.

Minimum future payments due over the next five years and thereafter are as follows:

December 31, 2021	\$	30,000
2022		30,000
2023		30,000
2024		30,000
2025		30,000
Thereafter		<u>2,790,000</u>
Total	\$	<u><u>2,940,000</u></u>

Harborlight Community Partners, Inc. and Subsidiaries

Notes to Consolidated and Combined Financial Statements December 31, 2020

Note 14 - Development consulting fees

HCP has entered into an arrangement with an unrelated third party to provide predevelopment consulting services on an affordable housing project. It is expected that the arrangement could provide HCP with fees totaling \$847,047, however the final fee will be determined upon completion of the development and resulting available debt and equity sources for payment. Due to the contingent nature of the fee, revenue is recognized upon payment. During the year ended December 31, 2020, HCP received payment of development consulting fees in the amount of \$423,524.

Note 15 - Housing assistance payments

Some of the rental properties have entered into housing assistance payments contracts to receive Section 8 Project-Based Voucher Payments for qualifying tenants. Two of the rental properties have entered into rental assistance agreements with U.S. Department of Agriculture, Rural Development to receive rental assistance for qualifying tenants. Additionally, some of the rental properties are provided rental subsidies from the Massachusetts Rental Voucher Program. Also, certain tenants in the rental properties receive rental assistance from local housing agencies. Subsidies earned from these rental assistance providers for the year ended December 31, 2020 were \$2,734,340.

Note 16 - Employee benefits plan

The Organization has a 403(b) retirement plan through its affiliation with the First Baptist Church in Beverly which covers employees who met the eligibility requirements. The Organization matches up to 3% of the eligible employees' annual compensation. The Organization's contributions under this plan amounted to \$30,858 for the year ended December 31, 2020.

Note 17 - Concentrations of credit risk

The Organization maintains its cash balances at several financial institutions located in Massachusetts. The cash balances are insured by the Federal Deposit Insurance Corporation up to \$250,000 at each bank. At times, these balances may exceed the federal insurance limits; however, the Organization has not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these cash balances as of December 31, 2020.

Note 18 - Contingencies

Tax credit compliance

Harborlight House LLC, Turtle Creek Housing LLC, and Boston Street Crossing LLC's low-income housing credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or unit gross rent, or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital by the investor member.

Coronavirus pandemic

In early 2020, an outbreak of a novel strain of coronavirus ("COVID-19") emerged globally. As a result, events have occurred including mandates from federal, state and local authorities leading to an overall decline in economic activity which could result in a loss of lease revenue and other

Harborlight Community Partners, Inc. and Subsidiaries

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material adverse effects to the Organization's financial position, results of operations, and cash flows. The Organization is not able to reliably estimate the length or severity of this outbreak and the related financial impact.

Note 19 - Commitments

Hardy Street LLC entered into a construction contract with Tiro Design & Construction LLC, an unrelated party, to perform general contractor services in conjunction with the construction of the project. As of December 31, 2020, the final adjusted contract value was \$1,700,162, which was incurred and capitalized to the rental property. At December 31, 2020, \$15,750 remains payable and is included in accounts payable - construction on the accompanying consolidated and combined statement of financial position.

Note 20 - Economic concentration

The Organization operates several apartment complexes and buildings located on the North Shore of Massachusetts. Future operations could be affected by changes in economic, political, or other conditions in that geographical area or by changes in federal and state low-income housing subsidies or demand for such housing.

Note 21 - Risks and uncertainties

The Organization maintains an investment portfolio consisting of a combination of U.S. Treasury securities and other government obligations, corporate bonds, and mutual funds that are invested in equity securities, bonds, money market and other investment securities. Investment securities are exposed to various risks, such as interest rate, market and credit risks. Due to the level of risk associated with certain investments, it is at least reasonably possible that changes in the value of these investments will occur in the near term and such changes could materially affect the Organization's investment account balances.

Note 22 - Subsequent events

Events that occur after the consolidated and combined statement of financial position date but before the consolidated and combined financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the consolidated and combined statement of financial position date are recognized in the accompanying consolidated and combined financial statements. Subsequent events which provide evidence about the conditions that existed after the consolidated and combined statement of financial position date require disclosure in the accompanying notes. Management evaluated the activity of the Organization through July 20, 2021 (the date the consolidated and combined financial statements were available to be issued) and concluded that other than the subsequent events discussed in Note 13 and below that no subsequent events have occurred that would require recognition in the consolidated and combined financial statements or disclosure in the notes to the consolidated and combined financial statements.

On March 22, 2021, Hardy Street LLC paid off the then outstanding principal balance of \$1,228,480 (\$1,228,480 at December 31, 2020) on the North Shore Bank Construction Loan.

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On March 22, 2021, Hardy Street LLC obtained financing from the Massachusetts Housing Partnership Fund Board in the form of a promissory note in the original amount of \$820,000. The loan bears interest at a rate of 4.66% per annum, requires monthly installments of principal and interest of \$4,233, and matures on March 21, 2041.

On May 21, 2021, Harborlight Community Partners, Inc. obtained financing from Boston Private Bank and Trust in the form of a promissory note in the original amount principal amount of \$1,464,835. The loan bears interest at 3% per annum, requires monthly payments of principal and interest based on a 20-year amortization schedule, and matures on May 21, 2023, subject to two six-month extensions (extended maturity dates of November 21, 2023 and May 21, 2024, as applicable).

On May 21, 2021, Harborlight Community Partners, Inc. paid off the then outstanding principal balances of the Boston Private Bank and Trust loans with outstanding principal balances of \$1,360,430 and \$54,941, respectively (\$1,379,042 and \$55,514, respectively, at December 31, 2020).

On June 10, 2021, Anchor Point LLC paid \$2,380,807 towards the outstanding principal balance on the CEDAC loan which had an outstanding balance of \$3,000,000 at December 31, 2020. The remaining principal balance of \$619,193 is expected to be paid in conjunction with the closing of the project's second phase.

On June 10, 2021, Anchor Point LLC obtained construction financing from Boston Private Bank and Trust in the form of a promissory note in the original amount of \$10,500,000, of which \$2,686,374 was advanced. The remaining loan proceeds of \$7,813,626 will be advanced upon approval of monthly requisitions in connection with Anchor Point LLC's development. The note bears interest at 3.40% per annum, requires monthly payments of interest-only, and matures on June 10, 2023, subject to two extension terms as defined in the loan agreement. Upon completion of Anchor Point LLC's development, it is expected that \$4,300,000 of the total principal loan amount will be converted into permanent financing having different terms and conditions.

On June 10, 2021, Anchor Point LLC obtained financing from One Anchor Point LLC, a related party, in the form of a promissory note in the original amount of \$377,200. The note bears interest at the long-term Applicable Federal Rate (2.08% at June 2021), accruing annually. The note requires annual principal and interest payments to the extent of available cash flow and matures on June 10, 2072, at which time the note shall be due and payable in full.

On June 10, 2020, Anchor Point LLC received the initial equity installment from its investor member in the amount of \$795,071. The investor member's remaining equity commitment, which is expected to total \$7,155,634, will be paid in accordance with Anchor Point LLC's operating agreement.

Supplementary Information

Harborlight Community Partners, Inc. and Subsidiaries
Consolidating and Combining Statement of Financial Position
December 31, 2020

Assets	Operating	Residential							Development				Subtotal	Eliminations	Total	
	Harborlight Community Partners, Inc.	Whipple Annex Housing, LLC	Turtle Creek Housing, LLC	Harborlight House LLC	Boston Street Crossing LLC	Firehouse Place, Inc.	Marblehead Community Housing Corp.	Rockport Affordable Housing, Inc.	Maple Woods Housing LLC	Granite Street Crossing LLC	Anchor Point LLC	Hardy Street LLC				
Current assets																
Cash - operations	\$ 1,647,689	\$ 7,085	\$ 439,663	\$ 55,423	\$ 87,222	\$ 1,501	\$ 3,322	\$ 8,879	\$ 603,095	\$ -	\$ 25	\$ 20,222	\$ 1,303	\$ 21,550	\$ -	\$ 2,272,334
Cash - developments	35,867	-	-	-	12,309	-	-	-	12,309	29,973	3,128	20	4,161	37,282	-	85,458
Restricted deposits and funded reserves	566,227	64,171	1,689,244	445,609	241,439	52,227	-	390,220	2,882,910	-	-	-	-	-	-	3,449,137
Unrestricted investments	2,174,005	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,174,005
Tenant security deposits	29,463	4,691	52,088	-	6,257	1,292	4,658	19,312	88,298	-	-	-	2,530	2,530	-	120,291
Accounts receivable - tenants	14,786	63	2,410	936	1,728	269	1,225	28	6,659	-	-	-	41	41	-	21,486
Accounts receivable - related party	262,695	-	-	-	-	-	-	-	-	-	566	-	-	566	(3,494)	259,767
Accounts receivable - other	95,275	45	13,512	5,626	1,528	-	-	1,377	22,088	-	-	-	7,063	7,063	(34,646)	89,780
Prepaid expenses	30,159	1,914	82,088	7,261	3,419	1,844	1,926	6,806	105,258	-	-	-	1,525	1,525	-	136,942
Donation receivable - current portion	69,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	69,600
Total current assets	4,925,766	77,969	2,279,005	514,855	353,902	57,133	11,131	426,622	3,720,617	29,973	3,719	20,242	16,623	70,557	(38,140)	8,678,800
Property and equipment																
Land and site improvements	1,987,921	-	1,397,831	353,825	519,240	135,000	252,252	5,635	2,663,783	-	470,000	3,030,000	-	3,500,000	-	8,151,704
Buildings and improvements	6,452,677	2,655,354	15,076,696	7,171,328	6,531,562	1,011,872	383,027	2,555,687	35,385,526	-	-	-	2,254,280	2,254,280	(902,447)	43,190,036
Furniture and equipment	367,778	18,467	419,176	66,982	160,233	12,916	2,717	22,497	702,988	-	-	-	24,139	24,139	-	1,094,905
Motor vehicles	-	-	40,033	-	-	-	-	-	40,033	-	-	-	-	-	-	40,033
Total	8,808,376	2,673,821	16,933,736	7,592,135	7,211,035	1,159,788	637,996	2,583,819	38,792,330	-	470,000	3,030,000	2,278,419	5,778,419	(902,447)	52,476,678
Less accumulated depreciation	2,233,080	925,147	3,220,537	849,912	486,292	220,143	174,626	420,782	6,297,439	-	-	-	9,795	9,795	(65,398)	8,474,916
Total property and equipment	6,575,296	1,748,674	13,713,199	6,742,223	6,724,743	939,645	463,370	2,163,037	32,494,891	-	470,000	3,030,000	2,268,624	5,768,624	(837,049)	44,001,762
Other assets																
Investments in affiliates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax credit fees, net	-	-	12,143	11,396	8,003	-	-	-	31,542	-	-	-	-	-	-	31,542
Notes receivable, less current maturities	4,932,613	-	-	-	-	-	-	-	-	-	-	-	-	-	(4,932,613)	-
Development fee receivable	428,731	-	-	-	-	-	-	-	-	-	-	-	-	-	(428,731)	-
Real estate project development costs	240,168	-	-	-	-	-	12,728	-	12,728	1,287,063	570,429	1,265,231	-	3,122,723	-	3,375,619
Donation receivable, net of current portion	7,877	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,877
Total other assets	5,609,389	-	12,143	11,396	8,003	-	12,728	-	44,270	1,287,063	570,429	1,265,231	-	3,122,723	(5,361,344)	3,415,038
Total assets	\$ 17,110,451	\$ 1,826,643	\$ 16,004,347	\$ 7,268,474	\$ 7,086,648	\$ 996,778	\$ 487,229	\$ 2,589,659	\$ 36,259,778	\$ 1,317,036	\$ 1,044,148	\$ 4,315,473	\$ 2,285,247	\$ 8,961,904	\$ (6,236,533)	\$ 56,095,600

Harborlight Community Partners, Inc. and Subsidiaries
Consolidating and Combining Statement of Financial Position
December 31, 2020

	Operating	Residential							Development					Eliminations	Total	
	Harborlight Community Partners, Inc.	Whipple Annex Housing, LLC	Turtle Creek Housing, LLC	Harborlight House LLC	Boston Street Crossing LLC	Firehouse Place, Inc.	Marblehead Community Housing Corp.	Rockport Affordable Housing, Inc.	Subtotal	Maple Woods Housing LLC	Granite Street Crossing LLC	Anchor Point LLC	Hardy Street LLC			Subtotal
Liabilities and Net Assets																
Current liabilities																
Accounts payable	\$ 65,420	\$ 4,337	\$ 8,650	\$ 5,954	\$ 4,163	\$ 757	\$ 15,942	\$ 28,081	\$ 67,884	\$ 9,263	\$ 12,115	\$ -	\$ 22,213	\$ 43,591	\$ -	\$ 176,895
Accounts payable - related party	-	-	-	-	-	-	4,584	-	4,584	1,307,818	468,051	1,268,968	34,646	3,079,483	(3,037,744)	46,323
Accounts payable - construction	-	-	-	-	-	-	-	-	-	-	-	16,317	15,750	32,067	-	32,067
Accrued expenses	84,512	284	15,946	11,136	12,911	2,966	3,414	22,126	68,783	-	-	-	10,963	10,963	-	164,258
Accrued interest	9,750	357	133,390	217,151	970	192	4,595	1,886	358,541	-	-	-	-	-	(151,725)	216,566
Tenant security deposits	27,125	4,671	51,534	-	5,867	1,290	4,613	16,090	84,065	-	-	-	2,530	2,530	-	113,720
Prepaid rent	1,392	40	1,249	6,439	9,085	8	77	70	16,968	-	-	-	463	463	-	18,823
Other liabilities	35,294	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,294
Current portion of long-term debt	2,917,285	41,958	198,152	-	3,561	6,733	5,245	12,303	267,952	-	-	3,000,000	1,228,480	4,228,480	-	7,413,717
Total current liabilities	3,140,778	51,647	408,921	240,680	36,557	11,946	38,470	80,556	868,777	1,317,081	490,166	4,285,285	1,315,045	7,397,577	(3,189,469)	8,217,663
Long-term liabilities																
Long-term debt, net of unamortized debt issuance costs	5,304,086	1,935,129	12,453,900	5,246,531	5,486,290	877,425	561,214	2,606,143	29,166,632	-	564,000	-	1,018,061	1,582,061	(1,781,284)	34,271,495
Development fee payable	-	-	-	428,731	-	-	-	-	428,731	-	-	-	-	-	(428,731)	-
Deferred interest	-	-	-	-	-	-	-	46,949	46,949	-	-	-	-	-	-	46,949
Development advances	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000
Total long-term liabilities	5,454,086	1,935,129	12,453,900	5,675,262	5,486,290	877,425	561,214	2,653,092	29,642,312	-	564,000	-	1,018,061	1,582,061	(2,210,015)	34,468,444
Total liabilities	8,594,864	1,986,776	12,862,821	5,915,942	5,522,847	889,371	599,684	2,733,648	30,511,089	1,317,081	1,044,166	4,285,285	2,333,106	8,979,638	(5,399,484)	42,686,107
Net assets																
Without donor restrictions - controlling	7,961,504	(160,133)	(168)	3,732	49	-	-	-	(156,520)	(45)	(18)	30,188	(47,859)	(17,734)	(837,049)	6,950,201
Without donor restrictions - non-controlling	-	-	3,141,694	1,348,800	1,563,752	-	-	-	6,054,246	-	-	-	-	-	-	6,054,246
Without donor restrictions - combined entities	-	-	-	-	-	107,407	(112,455)	(143,989)	(149,037)	-	-	-	-	-	-	(149,037)
With donor restrictions	554,083	-	-	-	-	-	-	-	-	-	-	-	-	-	-	554,083
Total net assets	8,515,587	(160,133)	3,141,526	1,352,532	1,563,801	107,407	(112,455)	(143,989)	5,748,689	(45)	(18)	30,188	(47,859)	(17,734)	(837,049)	13,409,493
Total liabilities and net assets	\$ 17,110,451	\$ 1,826,643	\$ 16,004,347	\$ 7,268,474	\$ 7,086,648	\$ 996,778	\$ 487,229	\$ 2,589,659	\$ 36,259,778	\$ 1,317,036	\$ 1,044,148	\$ 4,315,473	\$ 2,285,247	\$ 8,961,904	\$ (6,236,533)	\$ 56,095,600

See Independent Auditor's Report.

Harborlight Community Partners, Inc. and Subsidiaries

Consolidating and Combining Statement of Activities and Changes in Net Assets Year Ended December 31, 2020

	Operating	Residential							Development				Subtotal	Eliminations	Total	
	Harborlight Community Partners, Inc.	Whipple Annex Housing, LLC	Turtle Creek Housing, LLC	Harborlight House LLC	Boston Street Crossing LLC	Firehouse Place, Inc.	Marblehead Community Housing Corp.	Rockport Affordable Housing, Inc.	Maple Woods Housing LLC	Granite Street Crossing LLC	Anchor Point LLC	Hardy Street LLC				
Revenue and support																
Grants and contributions	\$ 1,147,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental	810,296	167,111	2,268,263	338,583	398,229	75,324	60,964	308,532	3,617,006	-	-	9,594	9,594	(34,646)	4,402,250	
Contracts	8,764	-	-	-	-	-	-	-	-	-	-	-	-	-	8,764	
Site support	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Program service fees	5,000	-	-	66,249	18,000	-	-	-	84,249	-	-	-	-	-	89,249	
Investment return, net	200,479	115	14,534	2,112	280	35	-	1,825	18,901	14	4	16	1	35	195,936	
Development consulting fees	423,524	-	-	-	-	-	-	-	-	-	-	-	-	-	423,524	
Development fees	171,374	-	-	-	-	-	-	-	-	-	-	-	-	(171,374)	-	
Management fees	595,858	-	-	-	-	-	-	-	-	-	-	-	-	(506,057)	89,801	
Other	265,494	-	160	-	6,950	-	-	1,000	8,110	-	-	8,751	-	-	282,355	
Total revenue and support	3,628,181	167,226	2,282,957	406,944	423,459	75,359	60,964	311,357	3,728,266	14	4	8,767	9,595	18,380	6,639,271	
Expenses																
Employee compensation, payroll taxes and benefits	1,202,991	19,713	316,741	126,908	107,716	21,680	7,237	62,190	662,185	-	-	-	3,931	3,931	1,869,107	
Operating and maintenance expenses	121,322	26,043	134,037	71,379	37,039	7,501	13,665	35,391	325,055	-	-	35,241	35,241	(34,646)	446,972	
Utilities	60,622	17,957	174,840	55,616	43,446	8,067	4,764	36,310	341,000	-	-	-	-	-	401,622	
Taxes and insurance	94,305	17,113	226,334	42,977	30,403	11,186	12,137	37,122	377,272	-	-	-	-	-	471,577	
Administrative	159,204	6,019	112,603	23,944	19,388	4,502	3,334	19,675	189,465	-	-	-	433	433	349,102	
Development costs	7,948	-	6,842	-	-	-	-	385	7,227	-	-	-	-	-	15,175	
Professional fees	54,994	-	15,033	9,252	16,543	3,388	6,678	10,839	61,733	-	-	619	-	619	117,346	
Fundraising event expense	17,584	-	-	-	-	-	-	-	-	-	-	-	-	-	17,584	
Financial services expense	12,408	6,569	-	18,000	9,888	3,396	3,480	-	41,333	-	-	-	-	-	53,741	
Management fees	54,634	10,065	331,176	23,066	51,753	5,656	3,646	26,061	451,423	-	-	-	-	(506,057)	-	
Social service expenses	-	-	29,836	124	50,388	-	-	-	80,348	-	-	-	-	-	80,348	
Interest expense	118,150	9,758	483,834	46,582	9,254	5,681	7,420	25,087	587,616	-	-	13,543	13,543	(23,479)	695,830	
Other financial expenses	8,358	-	7,754	-	-	-	-	-	7,754	-	31	61	180	272	16,384	
Depreciation and amortization	203,539	68,226	484,641	186,466	190,282	23,862	13,151	65,730	1,032,358	-	-	-	9,795	9,795	1,230,304	
Total expenses	2,116,059	181,463	2,323,671	604,314	566,100	94,919	75,512	318,790	4,164,769	-	31	680	63,123	63,834	(579,570)	5,765,092
Changes in net assets	1,512,122	(14,237)	(40,714)	(197,370)	(142,641)	(19,560)	(14,548)	(7,433)	(436,503)	14	(27)	8,087	(53,528)	(45,454)	(155,986)	874,179
Distributions	-	-	(50,935)	-	-	-	-	-	(50,935)	-	-	-	-	-	(50,935)	
Other changes in net assets	-	-	(50,935)	-	-	-	-	-	(50,935)	-	-	-	-	-	(50,935)	
Total changes in net assets	1,512,122	(14,237)	(91,649)	(197,370)	(142,641)	(19,560)	(14,548)	(7,433)	(487,438)	14	(27)	8,087	(53,528)	(45,454)	(155,986)	823,244
Net assets (deficit), beginning of year	7,003,465	(145,896)	3,233,175	1,549,902	1,706,442	126,967	(97,907)	(136,556)	6,236,127	(59)	9	22,101	5,669	27,720	(681,063)	12,586,249
Net assets (deficit), end of year	\$ 8,515,587	\$ (160,133)	\$ 3,141,526	\$ 1,352,532	\$ 1,563,801	\$ 107,407	\$ (112,455)	\$ (143,989)	\$ 5,748,689	\$ (45)	\$ (18)	\$ 30,188	\$ (47,859)	\$ (17,734)	\$ (837,049)	\$ 13,409,493

See Independent Auditor's Report.

Harborlight Community Partners, Inc. and Subsidiaries

**Schedule of Expenditures of Federal Awards
Year Ended December 31, 2020**

<u>Federal Grantor/Pass-Through Grantor/Program or Cluster Title</u>	<u>Federal CFDA number</u>	<u>Pass-through entity identifying number</u>	<u>Passed through to subrecipients</u>	<u>Federal expenditures</u>
Major Programs				
U.S. Department of Agriculture				
Rural Rental Housing Loans	10.415	N/A	N/A	\$ 3,450,407
Rural Rental Housing Interest Subsidy	10.415	N/A	N/A	<u>56,719</u>
Total U.S. Department of Agriculture				<u>3,507,126</u>
Total Major Programs				<u>3,507,126</u>
Non Major Programs				
U.S. Department of Housing and Urban Development				
Passed through North Shore Home Consortium				
HOME Investment Partnerships Program	14.239	N/A	N/A	799,100
Passed through Town of Rockport				
HOME Investment Partnerships Program	14.239	N/A	N/A	<u>72,764</u>
Total U.S. Department of Housing and Urban Development				<u>871,864</u>
U.S. Department of Agriculture				
Rural Rental Assistance Payments	10.427	N/A	N/A	<u>206,912</u>
Total U.S. Department of Agriculture				<u>206,912</u>
U.S. Department of Housing and Urban Development				
Passed through City of Beverly				
Community Development Block Grants / Entitlement Grants	14.218	N/A	N/A	<u>100,000</u>
Total U.S. Department of Housing and Urban Development				<u>100,000</u>
Total Non Major Programs				<u>1,178,776</u>
Total Expenditures of Federal Awards				<u>\$ 4,685,902</u>

See Notes to Schedule of Expenditures of Federal Awards.

Harborlight Community Partners, Inc. and Subsidiaries

**Notes to Schedule of Expenditures of Federal Awards
December 31, 2020**

Note 1 - General

The Schedule of Expenditures of Federal Awards (the "Schedule") presents the activity of all federal financial assistance programs of Harborlight Community Partners, Inc., including federal awards passed through other government agencies. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance").

The financial statements of certain subsidiaries included in the consolidated and combined financial statements were not audited in accordance with *Government Audit Standards* as they are not subject to the requirements under the *Uniform Guidance, "Audits of State, Local Governments, and Non-Profit Organizations."* The Schedule includes federal awards received directly by Harborlight Community Partners, Inc. from federal agencies as well as federal awards passed through to Harborlight Community Partners, Inc. by state or local government agencies or other nonprofit organizations. Because the Schedule presents only a selected portion of the operations of Harborlight Community Partners, Inc. and Subsidiaries, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Harborlight Community Partners, Inc. and Subsidiaries.

Note 2 - Basis of presentation

The Schedule of Expenditures of Federal Awards has been prepared on the following basis:

The awards are classified by program in accordance with the Uniform Guidance. Funds expended under the same catalog of federal domestic assistance number are classified as a program.

Expenditures are recognized using the accrual basis of accounting and the cost accounting principles contained in OMB Circular A-122, "Cost Principles for Nonprofit Organizations" and the cost principles contained in the Uniform Guidance. Under these cost principles, certain types of expenditures are not allowable or are limited as to reimbursement. Expenditures for loan disbursements are recognized when paid. Harborlight Community Partners, Inc. and Subsidiaries have not elected to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

Note 3 - U.S. Department of Agriculture, Rural Development loan program

Harborlight Community Partners, Inc. and Subsidiaries have received a Rural Development loan under Section 515 of the National Housing Act. The loan balance outstanding at the beginning of the year is included in the federal expenditures presented in the Schedule. Harborlight Community Partners, Inc. and Subsidiaries received no additional loans during the year. The balance of the loan outstanding at December 31, 2020 consists of:

Federal CFDA Number	Program name	Outstanding loan balance at December 31, 2020
10.415	Rural Rental Housing Loans	\$ 3,409,517

Harborlight Community Partners, Inc. and Subsidiaries

**Notes to Schedule of Expenditures of Federal Awards
December 31, 2020**

Note 4 - Home Investment Partnerships loan program

Harborlight Community Partners, Inc. and Subsidiaries have received the following loans under the Home Investment Partnerships Program from the federal agency U.S. Department of Housing and Urban Development passed through the North Shore HOME Consortium and the Town of Rockport:

<u>Federal CFDA Number</u>	<u>Entity receiving award</u>	<u>Outstanding loan balance at December 31, 2020</u>
14.239	Harborlight Community Partners, Inc.	\$ 871,864

There were no expenditures or receipts on the loans during the year ended December 31, 2020.

Note 5 - Community Development Block Grants / Entitlement Grants loan program

Harborlight Community Partners, Inc. and Subsidiaries have received the following loan under the Community Development Block Grants / Entitlement Grants loan program from the federal agency U.S. Department of Housing and Urban Development passed through the City of Beverly:

<u>CFDA Number</u>	<u>Entity receiving award</u>	<u>Outstanding loan December 31, 2020</u>
14.218	Harborlight Community Partners, Inc.	\$ 100,000

There were no expenditures or receipts on the loans during the year ended December 31, 2020.

Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an
Audit of Consolidated and Combined Financial Statements
Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
Harborlight Community Partners, Inc. and Subsidiaries

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated and combined financial statements of Harborlight Community Partners, Inc. and Subsidiaries, which comprise the consolidated and combined statement of financial position as of December 31, 2020, and the related consolidated and combined statements of activities, changes in net assets, functional expenses and cash flows for the year then ended, and the related notes to the consolidated and combined financial statements, and have issued our report thereon dated July 20, 2021. The financial statements of certain subsidiaries were not audited in accordance with *Government Auditing Standards* (see Note 1 to the Schedule of Expenditures of Federal Awards), and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance with these certain subsidiaries.

Internal Control over Financial Reporting

In planning and performing our audit of the consolidated and combined financial statements, we considered Harborlight Community Partners, Inc. and Subsidiaries' internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated and combined financial statements, but not for the purpose of expressing an opinion on the effectiveness of Harborlight Community Partners, Inc. and Subsidiaries' internal control. Accordingly, we do not express an opinion on the effectiveness of the Harborlight Community Partners, Inc. and Subsidiaries' internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's consolidated and combined financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a *material weakness*, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Harborlight Community Partners, Inc. and Subsidiaries' consolidated and combined financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Harborlight Community Partners, Inc. and Subsidiaries' internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CohnReznick LLP

Boston, Massachusetts
July 20, 2021

Independent Auditor's Report on Compliance for the Major Program and on
Internal Control over Compliance Required by the Uniform Guidance

To the Board of Directors
Harborlight Community Partners, Inc. and Subsidiaries

Report on Compliance for the Major Federal Program

We have audited Harborlight Community Partners, Inc. and Subsidiaries' compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on Harborlight Community Partners, Inc. and Subsidiaries' major federal program for the year ended December 31, 2020. Harborlight Community Partners, Inc. and Subsidiaries' major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for Harborlight Community Partners, Inc. and Subsidiaries' major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Harborlight Community Partners, Inc. and Subsidiaries' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our qualified opinion on compliance for the major federal program. However, our audit does not provide a legal determination of Harborlight Community Partners, Inc. and Subsidiaries' compliance.

Basis for Qualified Opinion on the Major Federal Program

As described in the accompanying schedule of findings and questioned costs, Harborlight Community Partners Inc. and Subsidiaries did not comply with the requirements regarding CFDA 10.415 Rural Rental Housing Loan program, as further described in finding reference number 2020-001. Compliance with such requirements is necessary, in our opinion, for Harborlight Community Partners Inc. and Subsidiaries to comply with the requirements applicable to the Uniform Guidance.

Qualified Opinion on the Major Federal Program

In our opinion, except for the noncompliance as described in the "Basis for Qualified Opinion" paragraph, Harborlight Community Partners, Inc. and Subsidiaries complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on CFDA 10.415 Rural Rental Housing Loan program for the year ended December 31, 2020.

Other Matters

Harborlight Community Partners, Inc. and Subsidiaries' response to the noncompliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs. Harborlight Community Partners, Inc. and Subsidiaries' response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Management of Harborlight Community Partners, Inc. and Subsidiaries is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Harborlight Community Partners, Inc. and Subsidiaries' internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Harborlight Community Partners, Inc. and Subsidiaries' internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We identified a certain deficiency in internal control over compliance as described in the accompanying schedule of findings and questioned costs as item 2020-001 that we consider to be a material weakness.

Harborlight Community Partners, Inc. and Subsidiaries' response to the internal control over compliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs. Harborlight Community Partners, Inc. and Subsidiaries' response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

CohnReznick LLP

Boston, Massachusetts
July 20, 2021

Harborlight Community Partners, Inc. and Subsidiaries

**Schedule of Findings and Questioned Costs
December 31, 2020**

A. Summary of Auditor's Results

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles: Unmodified

Internal control over financial reporting:

*Material weakness(es) identified? Yes X No
 *Significant deficiency(ies) identified? Yes X None reported
 Noncompliance material to financial statements noted? Yes X No

Federal Awards

Internal control over major federal programs:

*Material weakness(es) identified? X Yes No
 *Significant deficiency(ies) identified? Yes X None reported

Type of auditor's report issued on compliance for major federal programs: Qualified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? X Yes No

Identification of major federal programs:

<u>CFDA Numbers(s)</u>	<u>Name of Federal Program or Cluster</u>
10.415	Rural Rental Housing Loans
10.415.1	Rural Rental Housing Interest Subsidy

Dollar threshold used to distinguish between Type A and Type B programs: \$ 750,000

Auditee qualified as low-risk auditee Yes X No

B. Findings - Financial Statements Audit

None

C. Findings and Questioned Costs - Major Federal Award Programs Audit

See Finding No. 2020-001

Harborlight Community Partners, Inc. and Subsidiaries

**Schedule of Findings and Questioned Costs
December 31, 2020**

Finding No. 2020-001 - Late submission of data collection form

Statement of Condition:

The data collection form for the Organization was not filed electronically with the Federal Audit Clearinghouse by the earlier of 30 days from the report date of the audited financial statements or 9 months after the year end of the Organization for the year ended December 31, 2019.

Criteria:

2 CFR 200.512 requires that the data collection form be submitted by the earlier of 30 days from the report date of the audited financial statements or 9 months after year end.

Amount of Questioned Costs:

Not applicable.

Cause:

Management does not have controls in place to timely file its data collection form.

Effect:

Management is not in compliance with the requirement to timely submit the data collection form to the Federal Audit Clearinghouse.

Recommendation:

Management should institute procedures to ensure that the data collection form is electronically filed with the Federal Audit Clearinghouse by the earlier of 30 days from the audit report date of the audited financial statements or 9 months from the year end of the Organization.

Finding Resolution Status:

Completed.

Reporting Views of Responsible Officials and Planned Corrective Actions:

Management agrees with the finding and will institute procedures to ensure that the data collection form is filed with the Federal Audit Clearinghouse timely.

On September 3, 2020 management submitted the data collection form to the Federal Audit Clearinghouse.



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